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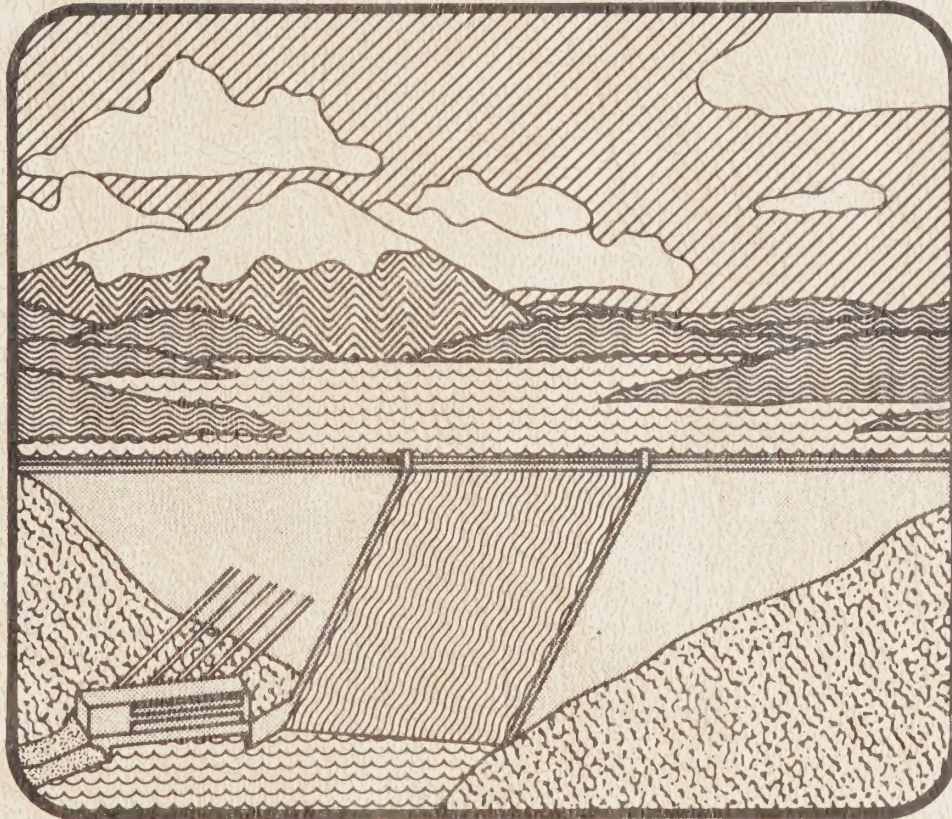
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ZONING PLAN

COUNTY OF SHASTA

ZONING PLAN

Adopted by the
Shasta County Board of Supervisors

Ordinance No. 494-318

August 12, 1986

Prepared by the
Shasta County Planning Department

ZONING PLAN TEXT REVISIONS

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DIVISION 5
ZONING PLAN

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CHAPTER 5.01
BASIC PROVISIONS

5.01.010 TITLE

This division is the "Zoning Plan" for the County of Shasta, California, consisting of regulations and maps.

5.01.020 PURPOSES OF THE ZONING PLAN

- A. To promote and protect the public health, safety, peace, morals, comfort, convenience, and general welfare.
- B. To implement the Shasta County General Plan, and to facilitate and guide growth in the County in accordance with the General Plan.
- C. To protect the social and economic stability of residential, commercial, industrial, resource production, and recreational activities within the County through the orderly, planned use of the land.

5.01.030 NATURE OF THE ZONING PLAN

The Zoning Plan consists of the establishment of various zone districts to be used within the unincorporated territory of Shasta County. Within some, all, or none of the districts it shall be lawful, and within some, all, or none of the districts it shall be unlawful, to erect, construct, alter or maintain certain buildings, or to carry on certain trades or occupations, or to conduct certain uses of land or of buildings. Within the districts the height and bulk of future buildings shall be limited, and certain open spaces shall be required around future buildings. Each district shall consist of additional appropriate regulations to be enforced, all as set forth in this division.

5.01.040 ESTABLISHMENT OF ZONE DISTRICTS

- A. The designations, locations, boundaries, and regulations of the zone districts in the Zoning Plan shall be established by ordinance of the Board of Supervisors. The Board may, by ordinance, incorporate maps or diagrams into the Zoning Plan by reference when necessary or convenient to accomplish the purposes of this division.

- B. The following zone districts are established as principal districts:

1. Resource Zone Districts

A-1	Light Agricultural
EA	Exclusive Agricultural
TP	Timber Production
TL	Timberland
MR	Mineral Resource
HP	Habitat Protection
OS	Open Space
NRA-S	National Recreation Area - Shasta Unit
NRA-WI & WII	National Recreation Area - Whiskeytown Unit
F-1	Designated Floodway

2. Residential Zone Districts

R-L	Limited Residential
R-R	Rural Residential
R-1	One-family Residential
R-M	One-family Mobilehome
R-2	Two-family Residential
R-3	Multiple-family Residential
MHP	Mobilehome Park
IR	Interim Rural Residential
ER	Existing Residential

3. Commercial Zone Districts

C-1	Local Convenience Center
C-2	Community Commercial
C-O	Office Commercial
C-H	Highway Commercial
C-R	Recreation Commercial
C-M	Commercial-Light Industrial
MU	Mixed Use

4. Industrial Zone Districts

M-L	Light Industrial
M	General Industrial

5. Special Zone Districts

PF	Public Facility
PD	Planned Development
U	Unclassified

C. The following zone districts are established to be combined with appropriate principal districts:

AP	Agricultural Preserve
B	Building Site
F-2	Restrictive Flood
NRA-S	National Recreation Area - Shasta Unit
NRA-WI & WII	National Recreation Area - Whiskeytown Unit
T	Mobilehome
SH	Scenic Highway
SP	Specific Plan
DR	Design Review
ASP	Redding Airport Specific Plan

D. All of the unincorporated territory of the County which is not otherwise zoned is hereby zoned Unclassified (U).

E. Upon expiration of an interim urgency zoning ordinance, the land affected by the ordinance shall be subject to the regulations applicable to the land immediately prior to the adoption of the urgency ordinance, unless the urgency ordinance provides otherwise or is repealed or superseded by another ordinance.

5.01.050 ZONE MAPS

- A. A series of maps, known as Zone Maps, shall be utilized to show the designations and boundaries of each zone district in the unincorporated portion of Shasta County, and shall show base data as the Planning Director deems useful or the Board of Supervisors directs. The maps shall be maintained by the Planning Department.
- B. A series of maps, know as Special Zone Maps, may be utilized to show certain districts or areas in more detail or in a different arrangement than shown on the Zone Maps. The maps shall be maintained by the Planning Department.
- C. The Planning Director shall revise any of the previously referenced maps to show amendments to the Zoning Plan, including changes in designations, rezonings of property, and clarification of district boundaries made pursuant to section 5.06.020.

5.01.060 EFFECT

Except as otherwise provided:

- A. No building shall be erected or placed, and no existing structure shall be moved, altered, added to, or enlarged, nor shall any land, building, or premises be used, designated, or intended to be used for any purpose, or in any manner other than is included among the uses hereinafter listed as permitted in the district in which such building, land, or premises is located.
- B. No building shall be erected, reconstructed, or structurally altered to exceed the height limit hereinafter designated for the districts in which such building is located.
- C. No building shall be erected, nor shall any existing building be altered, enlarged, or rebuilt, nor shall any required open space be encroached upon or reduced in any manner, except in conformity to the yard, building site, and building location regulations hereinafter specified for the district in which such building or open space is located.
- D. No yard or other open space provided around any building for the purpose of complying with provisions of this division shall be considered as providing a yard or open space for any other building, and no yard or other open space on one building site shall be considered as providing a yard or open space for a building on any other building site.

5.01.070 APPLICATION

The provisions of this division apply throughout the unincorporated portions of Shasta County and apply to lands owned, leased, or otherwise controlled by the State of California or a local government, or any unit or agency of either of them, to the extent permitted by law, or by the consent of or agreement with the state or local government or unit or agency thereof, that is affected by this division. The provisions of this division apply to public lands as defined in the Federal Land Policy and

Management Act (43 U.S.C. 1701 et seq.) to the extent permitted by that act or other federal law, or regulations adopted pursuant thereto or agreements made with the County of Shasta. The provisions of this division do not apply to federal reservations or to land owned, leased, or otherwise controlled by the County of Shasta. As used in this subsection, "local government" includes, but is not limited to, cities, school districts, and special districts.

5.01.080 DEFINITIONS

- A. Whenever the words or terms listed in this section are used herein, they shall mean the following:
1. County: County of Shasta, State of California.
Board of Supervisors: Board of Supervisors of the County.
Planning Commission: County Planning Commission.
Board of Administrative Review (B.A.R.): County Board of Administrative Review.
County Boundary: Boundary of the County or of any incorporated municipality within the County.
 2. Acreage, Gross: The total land area within a lot, including all easements.
 3. Acreage, Net: The total land area within a lot which is useable for yard or building purposes, excluding, but not limited to:
 - a. Easements for roads, driveways, improved surface drainages, canals or irrigation ditches (if easements do not exist for drainages, canals or ditches, net acreage shall exclude the actual area of these features), and major utility transmission and gas lines (not including local distribution lines).
 - b. The "pole" portion of a flag lot.
 - c. A designated floodway.
 4. Agriculture: The activity of growing and harvesting crops, rearing and managing livestock or bees; the production of plants and animals useful to man. "Agriculture" does not include the processing of agricultural products.
 5. Airport: Any area of land or water used or intended to be used for the landing and take off of aircraft and appurtenant areas used or intended to be used for airport buildings, facilities, or rights-of-way.
 6. Alley: A legal and/or physical access open to public travel, affording a secondary means of vehicular access to abutting lots, and not intended for general traffic circulation.
 7. Automobile Wrecking Yards: See "Junk Yards."
 8. Barn: See "Building, Agricultural."
 9. Base Flood: The flood having a one percent chance of being equal or exceeded in any given year (i.e., the "100 year" flood).

10. Bed and Breakfast Guest Facility: An owner occupied one-family residence that provides guest rooms, without individual kitchen facilities, for temporary sleeping accommodations for overnight guests. Such use may include meal service limited to the overnight guests.
11. Building: Any structure having a roof supported by columns or walls, and intended for the shelter, housing, or enclosure of any person, animal, or personal property. "Building" does not include any tent, trailer, recreational vehicle or other vehicle.
12. Building, Agricultural: A detached building used primarily for housing animals, or to store agricultural machinery, agricultural supplies, hay, or grain. "Agricultural building" does not include any structure which is used primarily for the storage of non-agricultural items.
13. Building Frontage: Those building elevations which face upon a road or parking area between the building and the road.
14. Building Height: See "Structural Height."
15. Building, Main: A building or mobilehome in which the principal use is conducted. A building or mobilehome containing a dwelling unit or units situated on a building site in a residential district is deemed to be the main building on that building site.
16. Building, Residential Accessory: A detached building subordinate to and located on the same building site as a residence, the use of which is incidental to that of the residential use. "Residential accessory building" does not include any building designed or used for human habitation.
17. Building Site: Land occupied or intended to be occupied by a building or interrelated buildings, together with all open space required by this division, which is located on a lot that has been lawfully created and meets all criteria of the County for the intended use. (Also, see section 5.04.010).
18. Campgrounds: Land or premises used or intended to be used, let, or rented for occupancy by campers traveling by automobile or recreational vehicle, or for occupancy by tents or similar quarters.
19. Caretaker's or Night Watchman's Quarters: An area not larger than four hundred (400) square feet, designed to be used by one person, either a caretaker or night watchman, within a main building in which an authorized commercial or industrial use exists, and is incidental to the established commercial or industrial use.
20. Church: A building, together with its accessory buildings and uses, maintained and controlled by a body organized to conduct religious worship and used primarily for religious worship and related activities. "Church" does not include "school".

21. Condominium: An estate in real property consisting of an undivided interest in common in a portion of a parcel of real property, together with a separate interest in space in a residential, industrial, or commercial building on the real property, such as an apartment, office, or store. In addition, a condominium may include a separate interest in other portions of the real property.
22. Day Care Center: Any child day care facility other than a small or large day care home, including infant centers and preschools.
23. Day Care Home, Large: A home which regularly provides non-medical care, protection, and supervision for seven (7) to twelve (12) children (inclusive), for a period of less than 24 hours per day, while the parents or guardians are away. "Children" includes the children of the licensee and assistant that are under the age of twelve (12), and all other children under the age of eighteen (18).
24. Day Care Home, Small: A home which regularly provides non-medical care, protection, and supervision for six (6) or fewer children, for a period of less than 24 hours per day, while the parents or guardians are away. "Children" includes the children of the licensee under the age of twelve (12), and all other children under the age of eighteen (18).
25. Designated Floodway (Also, Regulatory Floodway): The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the one hundred (100) year flood (base flood) without increasing the water surface elevation of the base flood more than one (1) foot at any point.
26. Dog Kennel: The ownership, boarding, breeding, training, or sale of six (6) or more dogs at least ten (10) months of age.
27. Duplex: See "Residence, Two-family."
28. Dwelling Unit: One or more habitable rooms, designed to be occupied by one family, with facilities for living, sleeping, cooking, eating, and sanitation.
29. Dwelling, Multiple: See "Residence, Multiple-family."
30. Dwelling, One-family: See "Residence, One-family."
31. Easement: An area of a lot reserved for use for public utilities or public or private purposes.
32. Family: One or more persons occupying premises and living as a single non-profit housekeeping unit, as distinguished from a group occupying a boarding or lodging house, hotel, club, or similar dwelling for group use. "Family" shall not include a fraternal, religious, social, or business group. "Family" shall be deemed to include domestic servants employed by said family.

33. Farm Labor Quarters: Buildings or mobilehomes located on land owned by the laborer's employer, inhabited solely by persons and their families while employed in agricultural activities on land owned by the laborer's employer.
34. Flood Proof: Any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to land or improvements appurtenant to real property, including, but no limited to, water and sanitary facilities, structures, and their contents.
35. Forest Management: The application of business methods and forestry principles to the operation of a forest property for the purpose of maintaining forest resources and producing a continuous supply of forest products. Forest management practices include, but are not limited to, site preparation, planting, harvesting, road construction, insect and disease control, inventory, and fire protection.
36. Garage or Carport, Private: A residential accessory building designed and intended primarily for the storage of private motor vehicles. (Also, see paragraph 5.03.020.A.1.)
37. Group Foster Home: A state or county authorized, certified, or licensed foster care facility, serving more than six (6) mentally disordered or otherwise handicapped persons, or dependent or neglected children, which provides care on a 24-hour basis; or such a facility, serving more than six (6) children or adults, which is licensed by the state or county or certified by a state-licensed child placement agency and is institutional or medical in nature.
38. Guest House: An attached or detached building which provides living quarters for guests and (a) contains no kitchen or cooking facility, (b) is clearly subordinate and incidental to the principal residence on the same building site, and (c) is not rented or leased, whether compensation be direct or indirect.
39. Height: See "Structural Height."
40. Home Occupation: An income producing activity conducted within a residence or a residential accessory building and carried on only by the inhabitants thereof. Such activity is clearly incidental and secondary to the use of the structure for residential purposes and does not change the character thereof. (Also, see paragraph 5.03.020.B.5.)
41. Hotel: See "Motel."
42. Hydropower Facility, Small: Machinery, including related structures and equipment, that generates electricity from turbines powered by water diverted from the natural flow of a creek, stream or river, which may be impounded by a dam or other diversion structure to create a reservoir, and that is capable of producing not more than 30 megawatts of electricity. "Small hydropower facility" includes the site at which the facility is located.

43. Junk: Fabricated items which are either abandoned or no longer usable for the purpose for which they were made, and which are not presently being restored or repaired; provided, however, that junk shall not include agricultural machinery, or equipment, or parts thereof in A-1, EA, TL, OS, and U Districts. "Junk" does not include old auto bodies used in functional flood control or erosion projects.
44. Junk Yard or Wrecking Yard: The use of more than two hundred (200) square feet of the area on any lot or contiguous lots for the storage of junk, including scrap metals or other scrap materials, and/or for the dismantling or wrecking of automobiles or other vehicles or machinery, but not including agricultural machinery or parts thereof in A-1, EA, TL, OS, and U Districts.
45. Junk Yard or Wrecking Yards, Screened: A junk yard or wrecking yard which is screened. A junk yard or wrecking yard shall be deemed screened if no part thereof is visible from any public street or adjoining land under different ownership.
46. Kitchen: Any room or area intended or designed to be used for the preparation or cooking of food. "Kitchen" does not include a wet bar.
47. Large Day Care Home: See "Day Care Home, Large."
48. Lot: A parcel of land upon which not more than one building site may be designated, unless applicable zone district regulations provide otherwise.
49. Lot, Corner: A lot having frontage on two intersecting streets having an angle of intersection of not more than one hundred thirty-five (135) degrees.
50. Lot, Flag: An L shaped lot in which one arm of the lot, typically thirty (30) feet in width (pole portion), fronts on the street and is used solely as a driveway.
51. Lot, Interior: A lot other than a corner lot.
52. Lot, Key: The first lot to the rear of a corner lot, the front lot line of which is a continuation of the side line of the corner lot, regardless of any alley or right-of-way between the corner and key lots.
53. Lot, Depth: The average lineal distance between the front and rear lot lines, measured perpendicular to the front lot line.
54. Lot Line, Front: The lot line abutting a road. In the case of a lot that abuts more than one road, the property owner may choose which road the front lot line is on except, in a group of developed lots, the front line shall be on the same side as the developed lots.

55. Lot Line, Rear: The lot line which is opposite and most distant from the front lot line and, in the case of an irregular or triangular shaped lot, a line a minimum of ten (10) feet in length within the lot, parallel to and at the maximum distance from the front lot line.
56. Lot Line, Side: Any lot line that is not a front or rear lot line.
57. Lot, Through: A lot, other than a corner lot, having frontage on two (2) roads.
58. Lot Width: The lineal distance between the side lot lines, measured at a right angle to the lot depth at a point midway between the front and rear lot line.
59. Mini Storage: Any structure designed or built with compartments to be used for individual storage of household items by five or more occupants on a lease or rental basis.
60. Mobilehome: A structure, transportable in one or more sections, designed and equipped to contain a dwelling unit, to be used without a permanent foundation, and containing more than 320 square feet of floor space. "Mobilehome" does not include any automobile, trailer, camp trailer, camper, house car, motor vehicle, recreational vehicle or other vehicle defined in the California Vehicle Code, or any factory-built housing as defined in the California Health and Safety Code.
61. Mobilehome, Duplex: A mobilehome designed and equipped to contain two dwelling units.
62. Mobilehome Park: Any area or tract of land where five or more mobilehome spaces are rented or leased or offered for rent or lease.
63. Motel: One or more buildings containing guest rooms and facilities for temporary or transient sleeping accommodations.
64. National Recreation Area: An area established by the Federal Government pursuant to an Act of November 8, 1965 (79 Stat. 1295, 1297; 16 U.S.C. 460q) to be set aside for use primarily as a recreation area.
65. Night Watchman's Quarters: See "Caretaker's Quarters."
66. Nonconforming Buildings and Uses: Those structures, buildings, mobilehomes, and uses which were lawful when established, but which do not conform to subsequently established zoning requirements.
67. Parcel: See "Lot."
68. Parking Space: An accessible and usable space for parking motor vehicles off the street.
69. Private Energy Producer: A person or entity engaged in private energy production, or that owns the means thereof, and is not a public utility subject to the jurisdiction of the California Public Utilities Commission.

70. Private Energy Production: Production of natural gas or electricity from other than a conventional power source, when that energy is not sold directly to members of the public. As used in this paragraph, "conventional power source" includes nuclear energy, any hydropower facility with greater than 30 megawatts of electrical capacity, and combustion of fossil fuels, except when used in cogeneration technology.
71. Public Use: The use of land owned or possessed by a public entity for public facilities or services, when the land, facility, or service is available to members of the public in common with each other, including, but not limited to, public parks, human cemeteries, schools, fire halls, libraries, hospitals, and other public buildings and uses. "Public use" includes quasi-public uses such as private or parochial schools, private hospitals, and other uses that are similar in character and impact to uses typically operated as public uses. "Public use" does not include public utilities, airports, or churches.
72. Public Utility: The use of land for public utility purposes by an entity providing pipeline, gas, electrical, telephone, telegraph, water or sewage service that is subject to the jurisdiction of the California Public Utilities Commission. "Public utility" also includes the use of land for utility purposes, whether or not owned, controlled, or operated by a public entity, whose services are performed for or commodities delivered to the public or any portion thereof. Private energy production, transmission relay, repeater, translator, and radio and television towers and equipment, and cable television facilities are also considered public utilities. "Public utility" does not include airports or television, radio or community television antenna system administration offices, or other types of administrative offices or maintenance yards.
73. Recreational Vehicle: Any motorhome, travel trailer, truck camper, or camping trailer, with or without motive power, designed for human habitation for recreational or emergency purposes, and which may be moved upon a public highway without a special permit or chauffeur's license or both. The vehicle may not exceed 320 square feet in size.
74. Recreational Vehicle Park: An area or tract of land developed and operated with one or more spaces which are rented or leased for parking and utilizing recreational vehicles on a temporary basis. Some spaces may also be used for tent camping.
75. Residence, Multiple-family: A building or buildings containing three or more dwelling units, such as an apartment house, apartment hotel, or flat.
76. Residence, One-family: A detached building containing a single dwelling unit, including a mobilehome certified under the National Mobilehome Construction and Safety Act of 1974 that complies with all provisions of this code and the County Development Standards applicable to mobilehomes installed on foundation systems and that would be defined as a mobilehome if not installed on a foundation system.

77. Residence, Senior Citizen: An attached one-family residence containing a separate dwelling unit, not exceeding 640 square feet in floor area, for the sole occupancy of not more than two persons at any time, both of whom are at least 60 years of age. (Also, see paragraph 5.03.020.B.2.)
78. Residence, Two-family: A building containing two independent dwelling units under one roof (duplex), including a duplex mobilehome certified under the National Mobilehome Construction and Safety Act of 1974 that complies with all provisions of this code and County Development Standards applicable to mobilehomes installed on foundation systems, and that would be defined as a mobilehome if not installed on a foundation system.
79. Residential Care Facility: A facility which is state or county licensed or certified by a state-licensed child placement agency that provides non-institutional and non-medical care for six (6) or fewer children or adults.
80. Residential Facility for the Elderly: A facility for residents that are 60 years of age or older or are handicapped. Care may include laundry, dietary and nursing services provided nursing services are available no more than eight (8) hours in a 24 hour period. General Plan residential densities shall apply.
81. Restaurant, Fast Food: Any establishment whose principal business is the sale of foods and beverages to the customer in a ready-to-consume state, for consumption either within the restaurant building or for take-out consumption, and whose design or principal method of operation includes serving food and beverages in edible containers or in paper, plastic, or other disposable containers.
82. Restaurant, Standard: Any establishment whose principal business is the sale of foods and beverages to the customer in a ready-to-consume state, usually for consumption within the restaurant, and whose design or principal method of operation includes one or both of the following characteristics:
- a. Customers, normally provided with an individual menu, are served foods and beverages by a restaurant employee at the same table or counter at which said items are consumed.
 - b. A cafeteria-type operation where foods and beverages generally are consumed within the building.

83. Restrictive Flood Zone (Also, Area of Shallow Flooding): The lowlands adjacent to the designated floodway (regulatory floodway) and subject to unpredictable and indeterminant overflow by flood waters of a base flood with approximate average water depths of one (1) foot or more where a clearly defined channel does not exist.
84. Retail Sales: The selling of goods, wares, or merchandise directly to the ultimate consumer.
85. Rooming or Boarding House: A building, other than a hotel, where permanent lodging and/or meals for one (1) or more persons are provided for compensation.
86. School: A place for systematic instruction in any branch or branches of knowledge, including public, parochial and non-profit elementary or secondary schools, attendance at which satisfies the requirements of the Compulsory Education Law (Education Code Section 48200 et seq).
87. Screened Junk Yard or Wrecking Yard: See "Junk Yard or Wrecking Yard, Screened".
88. Servant's Quarters: Living quarters, which may include kitchen facilities, that are either attached or detached from the principal residence, used as a residence by persons employed to provide domestic services to the occupants of the principal residence. (Also, see paragraph 5.03.020.B.4.)
89. Shopping Center: A group of three (3) or more businesses which function as an integral unit on a single or contiguous parcel(s) which utilize common offstreet parking and access.
90. Sign: Any visual device or representation designed or used for communicating a message, or identifying or attracting attention to a premise, product, service, person, organization, business, or event. "Sign" does not include such devices visible only from within a building, nor does it include official notices issued by a court, public body or officer, or directional, warning, or information signs required by or authorized by federal, state, county, or city authority.
91. Sign, Appurtenant: A sign relating only to goods sold or services rendered on the building site on which said sign is located.
92. Sign, Building: Any sign attached parallel to or painted on any exterior wallface of a building.
93. Sign, Freestanding: Any sign permanently supported by one or more uprights, braces, poles, or other similar structural components when utilizing earth, rock, the ground, or any foundation set in the ground as a primary holding base, and not attached to or enclosed by any building.
94. Sign, Ground: A sign placed upon a foundation or a slab and not supported by uprights, braces, poles, or other similar structural components.

95. Sign, Outdoor Advertising: Any sign other than an appurtenant sign.
96. Sign, Roof: Any sign erected, constructed, and placed on or over the roof of a building or any architectural feature which visually appears to be the roof.
97. Skilled Nursing/Intermediate Care Facility: A facility or a part of a hospital which provides 24 hour inpatient care. 24 hour inpatient care may include skilled nursing, physician, and pharmaceutical services and an activity program.
98. Small Day Care Home: See "Day Care Home, Small."
99. Story: The portion of a building between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and ceiling above it.
100. Street, Frontage: The portion of a lot fronting on a street.
101. Structural Alterations: Any change in the supporting members of a building, such as bearing walls, columns, beams, or girders.
102. Structure: Anything constructed or erected, except fences under six (6) feet in height, the use of which requires location on or in the ground or attachment to something located on or in the ground.
103. Substantial Improvement: Any repair, reconstruction or modification of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure, either (a) before such work is started, or (b) if the structure has been damaged, before the damage occurred. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.
- "Substantial improvement" does not include (a) any modification of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions or (b) any alteration of a structure listed on the National Register of Historic Places or the State Inventory of Historic Places.
104. Townhouse: A one-family dwelling unit attached to one or more one-family dwelling units, provided only one dwelling unit is located on a lot. A townhouse may also include an undivided interest in common in a lot that is contiguous to the townhouse lots.
105. Trailer: Any recreational vehicle, van, or other vehicle, without motor power, not exceeding 320 square feet in size, constructed to travel upon public streets and highways, and designed or used for temporary human habitation. "Trailer" does not include a mobilehome.

106. Structural Height: The height of a structure measured from the average finished grade at the base of the structure to the highest point of the structure.
107. Truck Terminal: Any facility designed to serve as a carrier end point for the delivery and receipt of goods, which may include loading docks, storage sheds, management offices, truck storage, and employee and customer parking.
108. Truck Yard: Any facility, including buildings and/or outdoor storage areas, designed to be used, or is being used, for the storage, servicing, maintenance, and/or repair of two or more vehicles having a gross vehicle weight of more than 10,000 pounds each.
109. Use: The purpose for which land or premises, or a structure, building, or mobilehome thereon is designed, arranged, or intended, or for which it is or may be occupied or maintained.
110. Use, Accessory: A use that is subordinate to an existing principal use, is customarily a part of and is clearly incidental and secondary to the principal use, and does not change the character of that use.
111. Vehicle Trip: A one way trip by a motorized vehicle.
112. Watercourse: A drainage way which has a defined bed, banks, and channel and which carries a flow of water at least periodically.
113. Wet Bar: A sink and small refrigerator.
114. Yard: An open space, on the same lot with a building, which is unoccupied by any structure and unobstructed from the ground upward by any structure, except as otherwise provided in this ordinance, exclusive of any portion of any court, street, alley, sidewalk, or road right-of-way.
115. Yard, Front: A yard measured from the edge of the easement or right-of-way or adopted plan line extending across the front of the lot between the side lot lines and to a depth required by the district in which said lot is situated.
116. Yard, Rear: A yard extending along the back of the lot between the side lot lines and to a depth required by the district in which said lot is situated.
117. Yard, Interior Side: A yard along the interior side line of the lot to a width required by the district in which said lot is situated, and extending from the front yard to the rear yard.
118. Yard, Street Side: A yard along a side street, right-of-way, or easement to a width required by the district in which said lot is situated, and extending from the front yard to the rear yard.

CHAPTER 5.02
ZONE DISTRICTS

5.02.010 LIMITED AGRICULTURE (A-1) DISTRICT

A. PURPOSE:

To preserve agricultural lands at a size capable of supporting part-time agricultural operations, typically operated as a hobby or to supplement the occupant's income. This district is consistent with the Agricultural-part-time Cropland/Grazing (A-cg) general plan designation. This district may also be applied to other areas which have small scale agricultural characteristics, provided there are no conflicts with other General Plan policies.

B. USES PERMITTED:

1. One-family residence.
2. Agricultural uses, provided:
 - a. Animal husbandry does not exceed the following number of animals per one-half ($\frac{1}{2}$) acre:
 - (1) One (1) horse, mule, steer, or similar sized animal; or
 - (2) Three (3) goats, sheep, swine, or similar sized animals; or
 - (3) Twenty-five (25) turkeys, chickens, ducks, geese, rabbits, or similar sized animals.
 - (4) Unlimited fish, frogs, worms, or similar sized animals.
 - b. Animals shall be kept in a clean and sanitary condition (Shasta County Ordinance Code section 3313) and in a manner that does not become a nuisance (section 3306).
3. Sale of agricultural products grown on the premises.

C. USES PERMITTED IF AN ADMINISTRATIVE PERMIT IS ISSUED, AND SUBJECT TO THE PROVISIONS OF SUBSECTION 5.03.020.B:

1. Senior citizen residence.
2. Guest house.
3. Servant's quarters.
4. Home occupation.
5. Large day care home.
6. Second one-family residence.

D. USES PERMITTED IF A USE PERMIT IS ISSUED:

1. Animals in numbers exceeding those permitted in paragraph B.2, above.
2. Wholesale nursery or greenhouse.
3. Dog kennel.
4. Golf course.
5. Large animal veterinarian office.
6. Commercial riding stable or riding academy.
7. Bed and breakfast guest facility, subject to the provisions of subsection 5.03.020.C.
8. Farm labor quarters.
9. Pet cemetery.

E. OTHER USES PERMITTED:

1. The uses allowed by, and subject to the provisions of, section 5.03.010 and subsection 5.03.020.A.
2. Other uses found to be similar in character and impact to those listed in subsections B and D, as determined in accordance with section 5.06.030.

F. SITE DEVELOPMENT STANDARDS:

1. Minimum building site: Five (5) acres, except as otherwise provided in section 5.04.010.
2. Yards: The following shall apply, except as otherwise provided in section 5.04.020:
 - a. Front: Thirty (30) feet.
 - b. Side: Thirty (30) feet.
 - c. Rear: Thirty (30) feet.
3. Maximum structural height: The following shall apply, except as otherwise provided in section 5.04.030:
 - a. Main building: Thirty-five (35) feet.
 - b. Accessory building: One (1) story, not to exceed twenty (20) feet.
4. Parking: As specified in section 5.04.060.

5.02.020 EXCLUSIVE AGRICULTURAL (EA) DISTRICT

A. PURPOSE:

To preserve lands with agricultural value that have the combination of size and quality, sometimes in conjunction with other lands, to make their use for agriculture economically feasible, and within which agricultural preserves may be created for the purpose of utilizing provisions of the law relating to agricultural preserves. This district may also be applied to parcels that do not have these characteristics, but are located in an area where the predominant land use pattern meet(s) the criteria of this district. This district is consistent with the Agricultural-Croplands (A-C) and Agricultural-Grazing (A-G) general plan designations. This district may also be applied to other areas within which the parcels have a combination of size and quality to be used for full-time agriculture, provided there are no conflicts with other General Plan policies.

B. USES PERMITTED:

1. One-family residence, or a mobilehome in lieu of a one family residence.
2. Agricultural uses, except those listed in subsection D.
3. Sale of products grown on the premises, including a road side stand for the sale of these products.
4. Wholesale nursery or greenhouse.
5. Forest management.
6. Low intensity recreational uses which require only minor improvements, such as a fishing or hunting club.

C. USES PERMITTED, IF AN ADMINISTRATIVE PERMIT IS ISSUED, AND SUBJECT TO THE PROVISIONS OF SUBSECTION 5.03.020.B:

1. Non-agriculturally related home occupation.
2. Large day care center.

D. USES PERMITTED IF A USE PERMIT IS ISSUED:

1. Additional one-family residences or mobilehomes for family members, as long as the placement of the units meets the criteria established in paragraph F.1.
2. Group foster home.
3. Dog kennel.
4. Fowl or fur farm.
5. Processing plant for agricultural products.
6. Commercial cattle or hog feed lot; auction and sales yard.
7. Commercial riding stable or riding academy.
8. Farm labor quarters.
9. Bed and breakfast guest facility, subject to the provisions of subsection 5.03.020.C.

E. OTHER USES PERMITTED:

1. The uses allowed by, and subject to the provisions of, section 5.03.010 and subsection 5.030.020.A.
2. Other uses found to be similar in character and impact to those listed in subsections B and D, as determined in accordance with section 5.06.030.

F. SITE DEVELOPMENT STANDARDS:

1. Minimum acreage:
 - a. The following minimum acreages shall apply to land divisions, except as provided in subparagraph b, below:

<u>Column 1</u> <u>Agricultural Area</u>	<u>Column 2</u> <u>Current Primary Use</u>	<u>Column 3</u> <u>Designation on</u> <u>General Plan</u>	<u>Column 4</u> <u>Minimum Acreage</u> <u>Required</u> *
<u>Valleys</u>			
Sacramento River	Field Crops	A-C	40
	Orchard Crops	A-C	40
	Nursery Stock	A-C	40
	Irrigated Pasture	A-C	120
	Grazing	A-G	760
Fall & Pit Rivers	Field Crops	A-C	40
	Nursery Stock	A-C	40
	Irrigated Pasture	A-C	120
	Grazing	A-G	760
<u>Foothills</u>			
Eastern Upland	Grazing	A-G	760
	Irrigated Pasture	A-C	160
Western Upland	Grazing	A-G	760
	Irrigated Pasture	A-C	160
<u>Mountain Meadows</u>			
Goose Valley	Irrigated Pasture	A-C	160
Burney Creek Valley	Irrigated Pasture	A-C	160
Cayton Valley	Irrigated Pasture	A-C	160
Hat Creek Valley	Irrigated Pasture	A-C	160

* In cases involving irregular sections the minimum acreage may vary up to five percent, but not more than needed to adjust for the irregularity.

- b. The creation of building sites containing less than the minimum acreage indicated by subparagraph a, but not larger than five (5) acres, may be permitted, subject to the following criteria:
 - (1) It is demonstrated that the division will not infringe upon the viability of the agricultural operation; and
 - (2) One of the following conditions exists:
 - (a) The lot is to be created by the conveyance of a security instrument to finance a one-family residence or mobilehome, or for improvements to the agricultural operation on the remaining acreage; that said lot, together with the remaining acreage, shall not be separately conveyed or divided without meeting the minimum acreage requirement specified in subparagraph a, except for the purpose aforesaid, unless such division occurs by judicial foreclosures, trustee's sales, or other legal proceedings which discharge the lien of the security instrument; or
 - (b) The lot(s) to be created for the one-family residence(s) are intended as a conveyance or device exclusively for the parents, children, or grandchildren related to the owner by adoption, blood, or marriage; there is only one (1) lot per related person or related couple, if married; and there are no more than four (4) lots created per ranch.
- 2. Yards: The following shall apply, except as otherwise provided in section 5.04.020.
 - a. Front: Thirty (30) feet.
 - b. Side: Thirty (30) feet.
 - c. Rear: Thirty (30) feet.
- 3. Maximum structural height: Forty-five (45) feet, except as otherwise provided in section 5.04.030.
- 4. Parking: As specified in section 5.04.060.

5.02.030 TIMBER PRODUCTION (TP) DISTRICT

A. PURPOSE:

To preserve lands devoted to and used for the growing and harvesting of timber, that meet the requirements of the California Timberland Productivity Act of 1982, and to provide for uses compatible with the growing and harvesting of timber. The TP District is equivalent to the Timberland Production Zone referred to in the Act. Land within a TP district is subject to all conditions and restrictions applicable to a Timberland Production Zone. This district is consistent with the Timberland (T) general plan designation, and may also be applied to other areas which meet the criteria of this district, provided there are no conflicts with other General Plan policies.

B. USES PERMITTED:

1. Forest management.
2. Grazing, beekeeping, watershed management, fish and wildlife habitat, and other uses directly incidental to and wholly compatible with the primary use.
3. Hunting, fishing, camping, and similar recreational uses not involving any permanent improvement of the land or interfering materially with the primary use.
4. Christmas tree farm.

C. USES PERMITTED IF A USE PERMIT IS ISSUED:

1. Living quarters for persons fully and necessarily employed on the premises.
2. Other uses indirectly incidental to forest management, including permanent wood processing installations.
3. Development and use of mineral resources, such as sand, gravel, cinders, rock, ores, minerals, water, and steam, for other than forest management, provided the development will not significantly detract from the use of the property for forest management. Development which will preclude forest management in limited areas and which will be restored for forest management shall not be deemed significant under this section.
4. The erection, construction, alteration, or maintenance of a gas, electrical, water, or communication transmission facility, or other public improvements, in accordance with Government Code Section 51152.
5. Processing of diatomaceous earth on a site consisting of less than three (3) acres when the site is located within the same region and in relatively close proximity to the mining operation.

D. MINIMUM AREA REQUIRED:

The land must be in the ownership of one person, as defined in Section 38106 of the Revenue and Taxation Code, and shall be comprised of single or contiguous lots of a total size not less than indicated below:

<u>Resource Value</u>		<u>Minimum Parcel Size</u>		
<u>Dunning's Site Classification</u>	or	<u>Soil-Veg Site Class</u>	<u>Nominal Acres</u>	<u>Portion of Section</u>
I		5	40	1/16
II		4	60	3/32
III, IV, V		3, 2, 1	80	1/8

E. AN APPLICATION TO PLACE PROPERTY IN A TP DISTRICT SHALL:

1. Contain a legal description or the assessor's parcel numbers of the property desired to be zoned.
2. Include a plan for forest management prepared or approved as to content, for the property by a registered professional forester. Such plan shall provide for the eventual harvest of timber within a reasonable period of time, as determined by the preparer of the plan.
3. Provide information indicating that the parcel(s) meet timber stocking standards as set forth in Section 4561 of the Public Resource Code and the forest practice rules adopted by the State Board of Forestry; or the owner must sign an agreement with the Board of Supervisors to meet such stocking standards and forest practice rules by the fifth anniversary of the signing of such agreement. If the parcel is subsequently zoned as timberland preserve under subsection A of this section, then failure to meet such stocking standards and forest practice rules within this time period provides the Board of Supervisors with grounds for rezoning of the parcel pursuant to Section 51121 of the Government Code.

5.02.040 TIMBERLAND (TL) DISTRICT

A. PURPOSE:

To preserve lands suitable for forest management, but are not in a Timber Production (TP) District. This district is consistent with the Timberland (T) general plan designation. This district may also be applied to other areas which have timber resource values, provided there are no conflicts with other General Plan policies.

B. USES PERMITTED:

1. One-family residence.
2. Mobilehome, in lieu of a one-family residence, provided the lot is forty (40) acres or larger in size; otherwise the T district must be combined.
3. Forest management; Christmas tree farm.
4. Agricultural uses.
5. Sale of products grown on the premises.
6. Low intensity recreational uses which involve only minimal improvements, such as a fishing or hunting club.

C. USES PERMITTED IF AN ADMINISTRATIVE PERMIT IS ISSUED, AND SUBJECT TO THE PROVISIONS OF SUBSECTION 5.03.020.B:

1. Home occupation.
2. Large day care home.
3. Second one-family residence.

D. USES PERMITTED IF A USE PERMIT IS ISSUED:

1. Dog kennel.
2. Group foster home.
3. Bed and breakfast guest facility, subject to the provisions of subsection 5.03.020.C.

E. OTHER USES PERMITTED:

1. The uses as allowed by, and subject to the provisions of, section 5.03.010 and subsection 5.03.020.A.
2. Other uses found to be similar in character and impact to those listed in subsections B and D, as determined in accordance with section 5.06.030.

F. SITE DEVELOPMENT STANDARDS:

1. Minimum building site: One (1) acre, if one of the following criteria is met, except as provided in section 5.04.010:

- a. The overall residential density of the project does not exceed one (1) dwelling unit per forty (40) acres (in irregular survey sections, the density may vary up to five (5) percent, but not more than that needed to adjust for the irregularity); or
 - b. The project will have all of the residences clustered on parcels two (2) acres or smaller in size except the remainder, and the overall residential density is a maximum of one (1) dwelling unit per twenty (20) acres; or
 - c. If 75 percent or more of that portion of the parcel proposed to be developed is in a Dunning Site Classification IV or V, and is within one mile driving distance of a County paved road, the maximum residential density is one (1) dwelling per ten (10) acres.
2. Yards: The following shall apply, except as otherwise provided in section 5.04.020:
 - a. Front: Thirty (30) feet.
 - b. Side: Thirty (30) feet.
 - c. Rear: Thirty (30) feet.
3. Maximum structural height: The following shall apply, except as otherwise provided in section 5.040.030:
 - a. Main building: Thirty-five (35) feet.
 - b. Accessory building: One (1) story, not to exceed twenty (20) feet.
4. Parking: As specified in section 5.04.060.

5.020.050 MINERAL RESOURCE (MR) DISTRICT

A. PURPOSE:

To protect lands with substantial mineral resources that are currently being mined or likely to be used for mineral extraction. This district is consistent with the Mineral Resource (M) General Plan designation. This district may also be applied to other areas where there are mineral deposits that can be mined commercially, provided there are no conflicts with other General Plan policies.

B. USES PERMITTED:

1. Exploration work for minerals, except as provided in paragraph C.2, below.
2. Agricultural uses; forest management.
3. Low intensity recreational uses which require only minor improvements, such as a hunting or fishing club.

C. USES PERMITTED IF A USE PERMIT IS ISSUED:

1. Living quarters for the use of the owner(s), security personnel, or laborers employed onsite.
2. Notwithstanding any provision of paragraph B.1 to the contrary, any mining activity, either underground or open pit, as defined by the Surface Mining and Reclamation Act (Article 5, Chapter 9, Division 2 [Section 2770, et. seq] of the California Public Resources Code).
3. Mills and other facilities, buildings or structures, related to or used in connection with the storing, transportation, processing, or refining of mined materials or products derived therefrom.

D. OTHER USES PERMITTED:

1. The uses allowed by, and subject to the provisions of, section 5.03.010.
2. Other uses found to be similar in character and impact to those listed in subsections B and C, as determined in accordance with section 5.06.030.

E. SITE DEVELOPMENT STANDARDS:

1. Minimum building site: Twenty (20) acres, or as specified by use permit, except as otherwise provided in section 5.04.010.
2. Yards: The following shall apply, except as otherwise provided in section 5.04.020:
 - a. Front: Thirty (30) feet.
 - b. Side: Thirty (30) feet.
 - c. Rear: Thirty (30) feet.
3. Maximum structural height: Forty-five (45) feet, except as otherwise provided in section 5.04.030.
4. Parking: As specified in section 5.04.060.

5. Reclamation Plans: All approved mining activities shall be accompanied by a reclamation plan for the rehabilitation, reuse, and erosion control of the mined area. The reclamation plan shall be in accordance with Shasta County Ordinance Code Part 7, Division II, Section 4950 et. seq., Surface Mining and Reclamation.

5.02.060 HABITAT PROTECTION (HP) DISTRICT

A. PURPOSE:

To protect lands having significant wildlife habitat values. This district is consistent with the Natural Resource Protection-Habitat (N-H) general plan designation and the N-H-RB-C general plan designation for the Day Bench area. This district may also be applied to other areas that have important wildlife habitat characteristics, provided there are no conflicts with other General Plan policies.

B. USES PERMITTED:

1. One-family residence.
2. A mobilehome, in lieu of a one-family residence, provided the parcel is forty (40) acres or larger in size; otherwise the T District must be combined.
3. Forest management.
4. Habitat enhancement or improvement projects, as approved by the Department of Fish and Game.
5. Low intensity recreational uses which require only minor improvements, such as a hunting or fishing club.
6. Agricultural uses.

C. USES PERMITTED IF AN ADMINISTRATIVE PERMIT IS ISSUED, AND SUBJECT TO THE PROVISIONS OF SUBSECTION 5.03.020.B:

1. Home occupation.
2. Large day care home.
3. Second one-family residence.

D. OTHER USES PERMITTED:

1. The uses allowed by, and subject to the provisions of, section 5.03.010 and subsection 5.03.020.A.
2. Other uses found to be similar in character and impact to those listed in subsection B, as determined in accordance with section 5.06.030.

E. SITE DEVELOPMENT STANDARDS:

1. Minimum building site: One (1) acre if one of the following criteria is met, except as otherwise provided in section 5.04.010.
 - a. In all habitat areas except the Day Bench area, the maximum residential density may not exceed one (1) dwelling per the acreage indicated on the zoning map; except the density may be doubled if the development is clustered and other habitat protection features are incorporated into the project to the degree necessary to reduce the negative impacts on wildlife created by the additional density to the level of impact created by not utilizing the clustering alternative. The clustered lots must be sited to reduce the impacts on critical wildlife habitat components, such as watering sites and thermal areas.

- b. In the Day Bench area the maximum residential density may not exceed one (1) dwelling per five (5) acres. Residential clustering, along with other habitat protection criteria, is required to the degree necessary to mitigate the impacts from development to below a level of significance.
- 2. Yards: The following shall apply, except as otherwise provided in section 5.04.020:
 - a. Front: Thirty (30) feet.
 - b. Side: Thirty (30) feet.
 - c. Rear: Thirty (30) feet.
- 3. Maximum structural height: The following shall apply, except as otherwise provided in section 5.04.030:
 - a. Main building: Thirty-five (35) feet.
 - b. Accessory building: One (1) story not to exceed twenty (20) feet.
- 4. Parking: As specified in section 5.04.060.

5.02.070 OPEN SPACE (OS) DISTRICT

A. PURPOSE:

To protect as open space, lots, or portions of lots, that are (1) most properly kept as open space, or (2) needed as a greenbelt or buffer along significant river and creekside corridors or around important natural features, or (3) kept in open space for health or safety reasons. This district is consistent with the Natural Resource Protection-Open Space (N-O) general plan designation. This district may also be applied to other areas to protect significant river or creekside corridor habitat areas or other important natural areas, or to properties where development should be limited due to health or safety reasons.

B. USES PERMITTED:

1. Forest management.
2. Low intensity recreational uses which require only minor improvements, such as a hunting or fishing club.
3. Agricultural uses.

C. USES PERMITTED IF AN ADMINISTRATIVE PERMIT IS ISSUED, AND SUBJECT TO THE PROVISIONS OF SUBSECTION 5.03.020.B:

The following uses, provided a use permit is first issued for the residence:

1. Home occupation.
2. Large day care center.

D. USES PERMITTED IF A USE PERMIT IS ISSUED:

1. One-family residence, or mobilehome in lieu of a one-family residence.
2. Golf course; playground; commercial riding stable.

E. OTHER USES PERMITTED:

1. The uses allowed by, and subject to the provisions of, section 5.03.010, and, if a use permit is first secured for the residence, subsection 5.03.020.A.
2. Other uses found to be similar in character and impact to those listed in subsections B and D, as determined in accordance with Section 5.06.030.

F. SITE DEVELOPMENT STANDARDS:

1. Minimum lot size: Twenty (20) acres if designated in the General Plan as Natural Resource Protection-Open Space (N-O). If applied as a greenbelt or buffer the lot size shall be as shown on a recorded parcel or final map, use permit, or specific plan, or shall otherwise be indicated on the zoning map.

2. Yards: The following shall apply, except as otherwise provided in section 5.04.020.
 - a. Front: Thirty (30) feet.
 - b. Side: Thirty (30) feet.
 - c. Rear: Thirty (30) feet.
3. Maximum structural height: The following shall apply, except as otherwise provided in section 5.04.030:
 - a. Main building: Thirty-five (35) feet.
 - b. Accessory building: One (1) story, not to exceed twenty (20) feet.
4. Parking: As specified in section 5.04.060.

5.02.080 NATIONAL RECREATION AREA, SHASTA UNIT (NRA-S) DISTRICT

A. PURPOSE:

To establish development standards in the Shasta Lake National Recreation Area (NRA) which will (1) be compatible with public recreation and enjoyment, the conservation of natural resources, and scientific, historic and other values, (2) provide immunity from acquisition by the Department of Agriculture of all "improved property" as defined by Title 36, Code of Federal Regulations, Chapter II, Section 251.40, and (3) allow property owners within the NRA to take advantage of the certification procedures established by Section 251.40 and 256.41 of the above Code, whereby immunity from acquisition by the Department of Agriculture may be secured if existing improvements or proposed future developments comply with the intent and provisions of this section.

B. APPLICATION:

This district may be combined with other districts provided for in this Chapter. Where, as a result of such combination, a conflict in restrictions exists, it is intended that the more stringent restrictions shall control except when this district is combined with a "C-1" district a hotel, motel, or resort may be permitted by use permit in the combined district.

C. LOCATION:

This district is created solely for use within the Shasta Unit of the Whiskeytown-Shasta-Trinity National Recreation Area.

D. GENERAL PROVISIONS:

1. Industrial or commercial uses which have an adverse impact on surrounding or nearby outdoor recreation, scenic, and aesthetic values are prohibited. Such uses include, but are not limited to, cement production, gravel extraction operations involving more than one-fourth acre of surface, smelters, sand, gravel, and aggregate processing plants, fabricating plants, pulp mills, and commercial livestock feeder yards, provided, however, that development of mining claims and mineral interest shall be allowed within areas zoned for industrial use (M zones) or mining use (MR zone) if a use permit is issued, subject to all the conditions specified in section 5.02.280 and section 5.02.050, and subject to such further conditions as shall lessen the adverse effects of the mining operations on the recreational and aesthetic values of the area.

Any existing commercial or industrial use not in conformance with this section shall be discontinued within ten (10) years from the date this section is adopted by the Board of Supervisors, provided, however, that with the approval of the Secretary of Agriculture, such ten (10) year period may be extended by the Board of Supervisors for a prescribed period sufficient to allow the owner reasonable additional

time to amortize investments made in the property before November 8, 1965.

2. Protection of roadsides. New structural improvements, mobilehomes, or visible utility lines within a strip of land extending back not less than 150 feet from both sides of the centerline of any public road or roadway, except roads within a subdivision or in areas zoned for commercial or residential use, are prohibited. In addition to buildings and other structures, this prohibition pertains to above ground power and telephone lines, borrow pits, gravel or earth extraction areas, and quarries. Trees and shrubs within the above described strip shall be retained to the fullest extent that is compatible with needs for public safety and road maintenance. Wholesale clearing for fire control and other purposes is prohibited.
3. Protection of shorelines. Structures within 300 feet horizontal distance from the highwater line of Shasta Lake are prohibited, except for the following:
 - a. Structures the purpose of which is to service and accommodate boating or to facilitate picnicking and swimming.
 - b. Structures and mobilehomes in an approved subdivision.
 - c. A structure or mobilehome the location of which has been approved by the Secretary of Agriculture upon a satisfactory showing by the applicant that the structure will not conflict with scenic and anti-pollution considerations.
4. Signs. Only those signs may be permitted which:
 - a. do not exceed one square foot in area for any residential use,
 - b. do not exceed 40 square feet in area, 8 feet in length, and 15 feet maximum height from ground, for any other use, including advertisement of the sale or rental of property; and
 - c. which are not illuminated by any neon or flashing device.

Commercial signs may be placed only on the property on which the advertised use occurs, or on the property which is advertised for sale or rental. Signs shall be subdued in appearance, harmonizing in design and color with surroundings and shall not be attached to any tree or shrub. Nonconforming signs may continue for a period not to exceed two (2) years for the date a zoning ordinance containing these limitations is adopted.

5. Protection of existing access rights into adjoining lands. These regulations shall not affect or vary existing access rights into lands adjoining the Shasta Unit of the Whiskeytown-Shasta-Trinity National Recreation Area.

E. RESIDENTIAL DEVELOPMENT:

1. A one-family residence is permitted.
2. The minimum building site is one-half acre, except that lots of less than one-half acre which were divided for residential purposes on or before September 16, 1967, and were in separate ownership or were delineated in a county approved plan that constitutes part of a duly recorded subdivision, may be used for residential purposes.

3. Residential Development Standards:
 - a. Maximum building height limit:
Main buildings: Thirty-five (35) feet.
Accessory buildings: Fifteen (15) feet.
 - b. Exterior colors: The use of neutral exterior colors is required.
 - c. Roofing materials: The use of non-glare roofing materials is required.
 - d. Will be buffered by distance, topography, or forest cover from existing or planned public use areas, such as trailer parks, campgrounds, or organizational sites. Separation will be sufficient to avoid conflicts resulting from intervisibility, noise, and proximity that is conducive to private property trespass.
4. In other than an approved subdivision, the clearing required for structures or mobilehomes and the access thereto shall be reviewed by the District Ranger, Shasta Lake District, Shasta-Trinity National Forest. In any case where the District Ranger does not approve of the amount and location of clearing intended and he communicates this fact to the County Planning Department, a use permit shall be required. In granting the use permit, consideration shall be given to the proposed location on the parcel of the structure or mobilehome and the access road thereto which preserves the natural forest setting of the parcel to the greatest extent.

F. COMMERCIAL DEVELOPMENT:

1. A use permit must be secured in each case.
2. Commercial development shall be limited to that providing a public service, including food, lodging, automotive or marine maintenance facilities and services, and other comparable business enterprises.
3. Commercial enterprises shall be situated in combined C-1 zones unless they are operated as part of a resort or hotel.
4. Maximum building height: Thirty-five (35) feet.
5. In granting a use permit, considerations will be given to the use of neutral colors, non-glare roofing materials, and architecture and layout that harmonizes with forested settings.

G. VARIANCES FROM THE PROVISIONS OF THIS SECTION MAY BE GRANTED IN ACCORDANCE WITH SECTION 5.05.010, SUBJECT, HOWEVER, TO THE FOLLOWING CONDITIONS AND RESTRICTIONS:

1. If property is made the subject of a variance which results in such property not conforming to any applicable standards contained in the provisions of this section, the authority of the Secretary of Agriculture to acquire "improved property" or property for which a certificate of immunity was granted, may be reinstated as to such property.

2. The Planning Commission or owners of property may consult the Secretary of Agriculture as to whether the granting of any proposed variance or exception would terminate the suspension of his authority to acquire the affected property without the consent of the owner and may request the approval of a variance or exception by the Secretary of Agriculture, provided, the Secretary is notified in writing at least thirty (3) days in advance of the hearing on the application for the variance or exception. The Secretary, within 30 days after the receipt of a request for approval of a variance or exception, shall advise the owner or Planning Commission whether or not the intended use will subject the property to acquisition by condemnation. If more than 30 days are required by the Secretary for such determination, he shall so notify the Planning Commission or private owner, stating the additional time required and the reasons therefor.

5.02.090 NATIONAL RECREATION AREA, WHISKEYTOWN UNIT (NRA-WI AND NRA-WII)
DISTRICTS

A. PURPOSE:

To establish development standards in the Whiskeytown National Recreation Area which will (1) be compatible with public recreation and enjoyment, the conservation of natural resources, and scientific, historic, and other values; and (2) provide immunity from acquisition by the Federal Government of all "improved property" as defined by Title 36, Code of Federal Regulations, Chapter I, Section 30.1.

B. COMMERCIAL AND INDUSTRIAL

Except as otherwise provided herein, no additional or increased commercial or industrial uses are permitted within these districts. Any existing non-conforming commercial or industrial uses shall be discontinued within ten (10) years from the date of this section; provided, however, that such ten (10) year period may be extended by the County for an additional period of time sufficient to allow the owner a reasonable opportunity to amortize investments made in the property.

C. NRA-WI DISTRICT

This district is created solely for use within the Whiskeytown Unit of the Whiskeytown-Shasta-Trinity National Recreation Area and is intended for application to those lands which are contiguous to Whiskeytown Lake and are concerned primarily with water recreation and related activities.

1. The following uses are permitted with a use permit:

- a. One-family residence and one non-commercial guest house for each one-family residence. Each residence or guest house is subject to the following regulations:
 - (1) Minimum building site area: Three (3) acres, but a lesser acreage may be utilized for this purpose if, on or before February 7, 1963, the site was in separate ownership or within a recorded subdivision.
 - (2) Maximum height: Thirty-five (35) feet.
 - (3) Minimum frontage: One hundred fifty (150) feet.
 - (4) Minimum front yard: Seventy-five (75) feet.
 - (5) Minimum side yard: Fifty (50) feet.
 - (6) Maximum rear yard: Twenty-five (25) feet.
 - (7) Maximum percentage of lot coverage permitted: Ten (10) percent.
 - (8) The use of neutral colors, non-glare roofing materials, and architecture and layout that harmonizes with forested settings.
- b. Moving, alteration, or improvement of existing residences or accessory structures, provided there is compliance with requirements prescribed for residential uses under subparagraph (a) of this paragraph, and provided, further, that such moving, alteration, or improvement does not alter the residential character of the premises.

- c. Tree farming under a timber management plan that conforms to the California Forest Practices Act.
 - d. Riding stables.
 - e. Campgrounds, organization camps, and picnic areas.
 - f. Limited agricultural uses, such as truck gardening, provided these uses do not require extensive cutting or clearing of wooded areas and are not otherwise destructive of natural or recreational values.
 - g. Clearing and removal of trees, shrubbery, and other vegetation to the extent necessary in order to permit the exercise of a use otherwise allowed within this district.
 - h. Religious and educational uses.
 - i. Removal of gravel, sand, and rock or other alteration of the landscape to the minimum extent necessary for the construction of an access road to the property on which a use is permitted. In all other circumstances, such removal or alteration shall be permitted only to the minimum extent necessary to make possible the exercise of a use otherwise permitted in this district.
 - j. Signs. Only those signs may be permitted which are appurtenant to any permitted use and which do not exceed one square foot in area for any residential use; do not exceed four square feet in area for any other use, including advertisement of the sale or rental of property; and which are not illuminated by any neon or flashing device. Signs may be placed only on the property on which the advertised use occurs, or on the property which is advertised for sale or rental. Signs shall be subdued in appearance, harmonizing in design and color with the surroundings and shall not be attached to any tree or shrub. Nonconforming signs may continue for a period not to exceed two (2) years from the date on which they became nonconforming pursuant to the Zoning Ordinance of this County.
 - k. Accessory uses and temporary removable structures appurtenant to any permitted use.
2. Any use not included above as a permitted use shall be deemed a prohibited use, and if property is put to a prohibited use, the authority of the Secretary of Interior to acquire "improved property" may be reinstated.

D. NRA-WII DISTRICT

This district is created solely for use within the Whiskeytown Unit of the Whiskeytown-Shasta-Trinity National Recreation Area and is intended for application to those lands not contiguous to Whiskeytown Lake in areas less accessible to public recreation.

- 1. All the uses permitted in the NRA-WI District, subject to all the limitations, conditions and requirements prescribed for such uses, are allowed in the NRA-WII District.
- 2. The following uses are permitted, if a use permit is issued in each instance:
 - a. All the uses requiring a use permit in District NRA-WI.
 - b. Agricultural pursuits, such as crop farming, grazing, animal husbandry, nurseries, and greenhouses.
 - c. Stands for retail sale of products produced on the premises.

- d. Measures to promote conservation of soil, water, and vegetation, including reforestation and tree stand improvement, and measures to reduce fire hazards.
 - e. Public or privately operated parks and playgrounds.
 - f. Trailer campgrounds.
 - g. Golf courses.
 - h. Heliports, provided they are located and screened so their operations will cause a minimum of interference with public recreational use and enjoyment of the area.
 - i. Accessory structures, facilities, and utilities as necessary to make possible the exercise of any use otherwise permitted.
3. Structures developed for the exercise of the additional uses listed in paragraphs b through i above, shall not exceed two stories in height (35 feet), shall have a minimum principal use area of five acres, and shall have a front yard setback of not less than 100 feet from the nearest right-of-way line of a road or street. However, a lesser area than five acres may be utilized for such purposes if the property in question was in separate ownership on February 7, 1963.
 4. Any use not included above as a permitted use shall be deemed a prohibited use, and if property is put to a prohibited use, the authority of the Secretary of Interior to acquire "improved property" may be reinstated.

E. VARIANCES

Variances from the provisions of this section may be granted in accordance with section 5.05.010, subject, however, to the following conditions and restrictions:

1. If the property with an NRA-WI or NRA-WII District is made the subject of a variance which results in such property not conforming to any applicable standards contained in the provisions of this section, the authority of the Secretary of Interior to acquire "improved property" may be reinstated as to such property.
2. The Planning Commission or private owners of "improved property" may consult the Secretary of Interior as to whether the grant of any proposed variance or exception would terminate the suspension of his authority to acquire the affected property without consent of the owner, and may request the approval of a variance or exception by the Secretary of Interior, provided the Secretary is notified in writing at least thirty (30) days in advance of the hearing on the application for the variance or exception. The Secretary, within thirty (30) days after the receipt of a request for approval of a variance or exception, shall advise the owner or the Commission whether or not the intended use will subject the property to acquisition by condemnation. If more than thirty (30) days is required by the Secretary for such determination, he shall so notify the Planning Commission or private owner, stating the additional time required and the reasons therefor.
3. The County Planning Director shall furnish the Secretary of Interior notice of any variance granted under, or any exception made to, the application of the Zoning Ordinance for NRA-WI and NRA-WII Districts, and he shall provide a copy to said Secretary of each use permit granted for these Districts.

5.02.100 DESIGNATED FLOODWAY (F-1) DISTRICT

A. PURPOSE:

To maximize the use of land located within the designated floodway in a manner consistent with the need to protect life and property, and to minimize environmental damage to riparian and aquatic habitats. This district is consistent with all general plan land use designations.

B. USES PERMITTED:

1. Flood control channels or works, if undertaken or constructed by a federal or state agency, Shasta County, or the Shasta County Water Agency.
2. Crop farming, truck gardening, orchards, viticulture, livestock grazing, and other similar agricultural uses conducted in a manner which will not increase flood levels within the community during the occurrence of a base flood discharge.
3. Public roads, bridges and diversion drains, and public utility transmission towers, poles, lines, and underground pipelines, when constructed and installed so that the flood levels will not increase within the community during the occurrence of the base flood discharge.
4. Low intensity recreational uses not involving land fill or excavation of natural materials, when conducted in a manner which will not increase flood levels within the community during the occurrence of a base flood discharge.
5. Private erosion or flood control projects, including prevention or reduction of erosion or flooding by a landowner on his own property within the district, provided an agreement with the Department of Fish and Game is first obtained pursuant to Chapter 6 (commencing with § 1600) of Division 2 of the Fish and Game Code.
6. Fish and wildlife protection or enhancement projects conducted or approved by a federal or state agency, Shasta County, or the Shasta County Water Agency.

C. USES PERMITTED IF A USE PERMIT IS ISSUED PURSUANT TO SUBSECTION D:

1. Construction of levees, dikes, or similar structures for flood control.
2. Excavation of natural materials and landfill projects, except on any designated stream subject to paragraph 4, below.
3. Public utility uses other than those permitted under subsection B, except offices and service yards.
4. When this district is applied to a designated stream or portion thereof, removal of dredger tailings for reclamation purposes only, provided that lawful gravel removal operations in existence on October 16, 1977, in any of these designated streams may be continued if a use permit is first issued and for so long as the use permit or a reissuance thereof remains in effect. For purposes of this subsection, "designated stream" includes the following:
Sacramento River: Keswick Dam to Shasta-Tehama County line
Battle Creek: Mouth to the mouth of South Fork Battle Creek.

Cow Creek: Mouth to:

Powerhouse on South Cow Creek; the mouth of Coal Gulch on Old Cow Creek; the mouth of Dry Clover Creek on Clover Creek; the mouth of Tracy Creek on Oak Run Creek; the mouth of Salt Creek on Little Cow Creek.

Cottonwood Creek: Mouth to west line of Sec. 6, T29N, R5W, MDB&M.

Bear Creek: Mouth to the Highway 44 bridge.

Clear Creek: Mouth to McCormick-Saeltzer Dam.

D. FINDINGS:

No use permit shall be approved unless the approving authority makes the following findings, in addition to those required by subsection 5.05.020.E.

1. The proposed project will not endanger life, will not impair the ability of the designated floodway to carry and discharge the waters of a design flood, and will not increase flood levels within the community during the occurrence of the base flood discharge.
2. Any domestic water supply system or sewage disposal system to be installed or used in connection with the proposed use is designed to prevent infiltration of or discharge into flood waters.
3. The applicant has entered into an agreement with the Department of Fish and Game pursuant to Chapter 6 (commencing with § 1600), of Division 2 of the Fish and Game Code.

E. DEVELOPMENT PLANS:

Every use permit application shall include plans and specifications for all proposed construction and such other information as the Planning Director or the Special Districts Manager may require.

F. VEGETATION REMOVAL:

No natural riparian vegetation, including vegetation naturally occurring along a watercourse, but not including vegetation declared by law a public nuisance, shall be removed from any portion of this district adjacent to the Sacramento River or any stream designated a floodway by the State Reclamation Board, except by a federal or state agency, Shasta County, or the Shasta County Water Agency.

5.02.110 LIMITED RESIDENTIAL (R-L) DISTRICT

A. PURPOSE:

To provide low density rural residential living environments generally in areas remote from a community or where few services are available. Often the land may have development constraints such as poor sewage disposal capabilities, uncertain water quantity or quality, and topographic limitations. This district is consistent with the Rural Residential B (RB) general plan designation and, if combined with an NRA-S or NRA-WI or WII district, the Natural Resource Protection-Recreation (N-R) General Plan designation.

B. USES PERMITTED:

1. One-family residence.
2. Agricultural uses, provided:
 - a. Animal husbandry does not exceed the following number of animals per one-half ($\frac{1}{2}$) acre:
 - (1) One (1) horse, mule, steer, or similar sized animal; or
 - (2) Three (3) goats, sheep, swine, or similar sized animals; or
 - (3) Twenty-five (25) turkeys, chickens, ducks, geese, rabbits, or similar sized animals.
 - (4) Unlimited fish, frogs, worms, or similar sized animals.
 - b. Animals shall be kept in a clean and sanitary condition (Shasta County Ordinance Code section 3313) and in a manner that does not become a nuisance (section 3306).
 - c. The keeping of beehives and the selling of bee products resulting from the keeping of bees in accordance with section 3330 et seq and applicable state laws.
3. Sale of products grown on premises.

C. USES PERMITTED IF AN ADMINISTRATIVE PERMIT IS ISSUED, AND SUBJECT TO THE PROVISIONS OF SUBSECTION 5.03.020.B:

1. Senior citizen residence.
2. Guest house.
3. Servant's quarters.
4. Home occupation.
5. Large day care home.
6. Second one-family residence.

D. USES PERMITTED IF A USE PERMIT IS ISSUED:

1. Animals in numbers exceeding that permitted in paragraph B.2, above.
2. Farm labor quarters.
3. Group foster home.
4. Dog kennel.
5. Large animal veterinarian.
6. Golf course.
7. Wholesale nursery or greenhouse.
8. Commercial riding stable or riding academy.
9. Processing plant for agricultural products.

10. Bed and breakfast guest facility, subject to the provisions of subsection 5.03.020.C.
11. Church.
12. Pet cemetery.

E. OTHER USES PERMITTED:

1. The uses allowed by, and subject to the provisions of, section 5.03.010 and subsection 5.03.020.A.
2. Other uses found to be similar in character and impact to those listed in subsections B and D, as determined in accordance with section 5.06.030.

F. SITE DEVELOPMENT STANDARDS:

1. Residential density and minimum building site: Unless part of a community plan area where residents prefer to maintain a certain minimum parcel size, lands in this district shall not be assigned maximum densities or minimum parcel sizes prior to the evaluation of site specific data involving the criteria indicated below. Specific parcel size requirements should be applied only after collection and analysis of the data required to accurately make these determinations. The data shall be provided by the property owner or agent.
 - a. Maximum residential density: The maximum residential density shall be determined by the following criteria:
 - (1) The maximum density for land exceeding a thirty (30) percent slope is one (1) dwelling unit per eighty (80) acres.
 - (2) The maximum density for land not exceeding a thirty (30) percent slope is as follows:
 - (a) For proposed parcels less than one (1) mile driving distance from a continuously paved road, the maximum density shall be one (1) dwelling unit per five (5) acres.
 - (b) For proposed parcels more than one (1) mile driving distance from a continuously paved road, the residential density may not exceed one (1) dwelling unit per ten (10) acres.
 - (3) Adequate water quality and quantity is proven, to the satisfaction of the County, to be available for the new uses, and existing reasonable and beneficial water uses in the vicinity will not be adversely affected.
 - (4) County sewage disposal standards are met for each new building site, as required by applicable County standards.
 - (5) All other County Development Standards are met.
 - b. Minimum building site, except as otherwise provided in section 5.04.010: Five (5) acres, except when the proposed lots are outside of the South Central Region planning area, and outside of a towncenter or rural community center, as designated by the General Plan, and the lots abut land designated by the General Plan as Agricultural-Cropland (A-C), Agricultural-Grazing (A-G) or Timberland (T), it shall be ten (10) acres. In these cases, residential building sites shall be located, to the extent

feasible, to avoid negative impacts on adjacent agricultural or forest management land uses. The ten acre minimum does not apply if it is determined that there are man made or natural features that will sufficiently separate the residential uses from the resource uses.

Every building site created after the adoption of this ordinance that is within one (1) mile of a paved road shall contain at least two and one-half (2½) contiguous acres not exceeding a thirty (30) percent slope. Every building site more than one (1) mile from a paved road shall have at least five (5) contiguous acres not exceeding a thirty (30) percent slope.

2. Yards: The following shall apply, except as otherwise provided in section 5.04.020:
 - a. Front: Thirty (30) feet.
 - b. Side: Thirty (30) feet.
 - c. Rear: Thirty (30) feet.
3. Maximum structural height: The following shall apply, except as otherwise provided in section 5.04.030:
 - a. Main building: Thirty-five (35) feet.
 - b. Accessory building: One (1) story, not to exceed twenty (20) feet.
4. Parking: As specified in section 5.04.060.

5.02.120 RURAL RESIDENTIAL (R-R) DISTRICT

A. PURPOSE:

To provide rural residential living environments, usually located in and around rural communities, town centers, and urban centers. This district is consistent with the Rural Residential A (RA) general plan designation and, if combined with an NRA-S, or NRA-WI or WII district, the Natural Resource Protection - Recreation (N-R) general plan designation.

B. USES PERMITTED:

1. One-family residence.
2. Agricultural uses, provided:
 - a. Animal husbandry does not exceed the following number of animals per one-half ($\frac{1}{2}$) acre:
 - (1) One (1) horse, mule, steer, or similar sized animal; or
 - (2) Three (3) goats, sheep, swine, or similar sized animal; or
 - (3) Twenty-five (25) turkeys, chickens, ducks, geese, rabbits, or similar sized animals.
 - (4) Unlimited fish, frogs, worms, or similar sized animals.
 - b. Animals shall be kept in a clean and sanitary condition (Shasta County Ordinance Code section 3313) and in a manner that does not become a nuisance (section 3306).
 - c. The keeping of beehives and the selling of bee products resulting for the keeping of bees in accordance with section 3330 et seq and applicable state laws.
3. Sale of agricultural products grown on the premises.

C. USES PERMITTED IF AN ADMINISTRATIVE PERMIT IS ISSUED, AND SUBJECT TO THE PROVISIONS OF SUBSECTION 5.03.020.B:

1. Senior citizen residence.
2. Guest house.
3. Servant's quarters.
4. Home occupation.
5. Large day care home.
6. Second one-family residence.

D. USES PERMITTED IF A USE PERMIT IS ISSUED:

1. Animals in numbers exceeding that permitted in paragraph B.2, above.
2. Group foster home.
3. Dog kennel.
4. Large animal veterinarian.
5. Golf course.
6. Wholesale nursery or greenhouse.
7. Commercial riding stable or riding academy.
8. Bed and breakfast guest facility, subject to the provisions of subsection 5.03.020.C.
9. Church.
10. Temporary development sales office and contractor's yard.
11. Pet cemetery.

E. OTHER USES PERMITTED:

1. The uses allowed by, and subject to the provisions of, section 5.03.010 and subsection 5.03.020.A.
2. Other uses found to be similar in character and impact to those listed in subsections B and D, as determined in accordance with section 5.06.030.

F. SITE DEVELOPMENT STANDARDS:

1. Residential density and minimum building site: Unless part of a community plan area where residents prefer a certain minimum parcel size, lands in this district shall not be assigned maximum densities or minimum parcel sizes prior to the evaluation of site specific data involving the criteria indicated below. Specific parcel size requirements should be applied only after collection and analysis of the data required to accurately make these recommendations. The data shall be provided by the property owner or agent.
 - a. Maximum residential density: The maximum residential density shall be determined by the following criteria:
 - (1) The maximum density for land exceeding a thirty (30) percent slope is one (1) dwelling unit per ten (10) acres.
 - (2) The maximum density for land not exceeding a thirty (30) percent slope is as follows:
 - (a) One dwelling unit per two (2) acres, except within the Centerville Community Services District.
 - (b) In the Centerville Community Services District, one (1) dwelling unit per three (3) acres.
 - (3) Adequate water quality and quantity is proven, to the satisfaction of the County, to be available for the new uses, and that existing reasonable and beneficial water uses in the vicinity will not be adversely affected.
 - (4) County sewage disposal capability is proven for each new building site, as required by applicable County standards.
 - (5) All other County Development Standards are met.
 - b. Minimum building site except as otherwise provided in section 5.04.010: Two (2) acres, except when the proposed lots are outside of the South Central Region planning area, and they abut land designated by the General Plan as Timberland (T), Agricultural-Cropland (A-C) or Agricultural-Grazing (A-G), the minimum building site area shall comply with one of the following:
 - (1) If outside of a rural community or town center as designated in the General Plan, the minimum building site area shall be ten (10) acres. Residential building sites shall be located, to the extent feasible, to avoid negative impacts on the adjacent land uses.
 - (2) If within a rural community or towncenter, the minimum building site area shall be five (5) acres. Residential building sites shall be located, to the extent feasible, to avoid negative impacts on the adjacent land uses.
 - (3) If it can be shown that topographic or man-made features will sufficiently separate the uses, the above mentioned standards shall not be applied.

In all cases, each building site area shall contain at least one (1) contiguous acre not exceeding a thirty (30) percent slope, except in the Centerville Community Services District there shall be at least one and one-half (1 1/2) contiguous acres not exceeding a thirty (30) percent slope on each building site.

2. Yards: The following shall apply, except as otherwise provided in section 5.04.020:
 - a. Front: Thirty (30) feet.
 - b. Side: Thirty (30) feet.
 - c. Rear: Thirty (30) feet.
3. Maximum structural height: The following shall apply, except as otherwise provided in section 5.04.030:
 - a. Main building: Thirty-five (35) feet.
 - b. Accessory building: One (1) story, not to exceed twenty (20) feet.
4. Parking: As specified in section 5.04.060.

5.02.130 INTERIM RURAL RESIDENTIAL (I-R) DISTRICT

A. PURPOSE:

To be applied to rural or suburban areas, on an interim basis, where it is apparent that more intensive suburban or urban development is imminent, or will occur when urban services become available. In these cases, a holding district is needed during the transition period from rural to suburban or urban land uses. This district is consistent with the Suburban (SR) and Urban (UR) general plan designations.

B. USES PERMITTED:

1. One family residence.
2. Agricultural uses, provided:
 - a. Animal husbandry does not exceed the following number of animals per one-half ($\frac{1}{2}$) acre, and the total lot size is not less than one (1) acre:
 - (1) One (1) horse, mule, steer, or similar sized animal; or
 - (2) Three (3) goats, sheep, swine, or similar sized animals; or
 - (3) Twenty five (25) turkeys, chickens, ducks, geese, rabbits, or similar sized animals.
 - (4) Unlimited fish, frogs, worms, or similar sized animals.
 - b. Animals shall be kept in a clean and sanitary condition (Shasta County Ordinance Code section 3313) and in a manner as to not become a nuisance (section 3306).
 - c. The keeping of beehives and the selling of bee products resulting from the keeping of bees, in accordance with section 3330 et seq and applicable state laws.
3. Sale of agricultural products grown on the premises.

C. USES PERMITTED IF AN ADMINISTRATIVE PERMIT IS ISSUED, AND SUBJECT TO THE PROVISIONS OF SUBSECTION 5.03.020.B:

1. Senior citizen residence.
2. Guest house.
3. Servant's quarters
4. Home occupation.
5. Large day care home.
6. Second one-family residence.

D. USES PERMITTED IF A USE PERMIT IS ISSUED:

1. Animals in numbers exceeding those permitted in paragraph B.2, above.
2. Dog kennel.
3. Group foster home.
4. Golf course.
5. Wholesale nursery or greenhouse.
6. Commercial riding stable or riding academy.
7. Bed and breakfast guest facility, subject to the provisions of subsection 5.03.020.C.
8. Church.

E. OTHER USES PERMITTED:

1. The uses allowed by, and subject to the provisions of, section 5.03.010 and subsection 05.03.020.A.
2. Other uses found to be similar in character and impact to those listed in subsections B and D, as determined in accordance with section 5.06.030.

F. SITE DEVELOPMENT STANDARDS:

1. Minimum building site: Five (5) acres, except as otherwise provided in section 5.04.010.
2. Yards: The following shall apply, except as otherwise provided in section 5.04.020:
 - a. Front: Thirty (30) feet.
 - b. Side: Thirty (30) feet.
 - c. Rear: Thirty (30) feet.
3. Maximum structural height: The following shall apply, except as otherwise provided in section 5.04.030:
 - a. Main building: Thirty (30) feet.
 - b. Accessory building: One (1) story, not to exceed fifteen (15) feet.
4. Parking: As specified in section 5.04.060.

5.02.140 ONE-FAMILY RESIDENTIAL (R-1) DISTRICT

A. PURPOSE:

To provide for fully serviced, urban-sized used lots exclusively for one-family residences and selected related uses. This district is consistent with the Urban Residential (UR) and Suburban Residential (SR) general plan designations.

B. USES PERMITTED:

1. One-family residence, except mobilehomes on foundation systems are subject to paragraph 2 of this subsection.
2. A mobilehome certified under the National Mobilehome Construction and Safety Act of 1974 (42 U.S.C. §5401 et. seq.) and installed on a foundation system and meeting other adopted development standards, in lieu of a frame-constructed dwelling, provided a certificate of compatibility is issued in accordance with section 5.05.060.
3. Recreational facilities incidental to a planned residential development, including a swimming pool, tennis courts, clubhouse, etc.

C. USES PERMITTED IF AN ADMINISTRATIVE PERMIT IS ISSUED, AND SUBJECT TO THE PROVISIONS OF SUBSECTION 5.03.020.B:

1. Senior citizen residence.
2. Guest house.
3. Servant's quarters.
4. Home occupation.
5. Large day care home.

D. USES PERMITTED IF A USE PERMIT IS ISSUED:

1. Townhouses.
2. Temporary development sales office and contractor's yard.
3. Golf course.
4. Bed and breakfast guest facility, as specified in section 5.03.020.C.
5. Church.

E. OTHER USES PERMITTED:

1. The uses allowed by, and subject to the provisions of, section 5.03.010 and subsection 5.03.020.A.
2. Other uses found to be similar in character and impact to those listed in subsections B and D, as determined in accordance with section 5.06.030.

F. SITE DEVELOPMENT STANDARDS:

1. Minimum building site: The following shall apply, except as otherwise provided in section 5.04.010:
 - a. Interior lot: Six thousand (6,000) square feet.
 - b. Corner lot: Seven thousand (7,000) square feet.
2. Yards: The following shall apply, except as otherwise provided in section 5.04.020:
 - a. Front: Twenty (20) feet, except that houses constructed with garages having a swing driveway, with the entrance facing the side property line, may have a minimum fifteen (15) foot setback.
 - b. Side: Five (5) feet on one side and twelve (12) feet on the opposite side (Note: The minimum side yards required for any lot created prior to June 7, 1978, are five (5) feet on each side).
 - c. Rear: Fifteen (15) feet.
 - d. Interior yard space: Each lot shall have at least fifteen (15) percent of the lot area, or nine-hundred (900) square feet, whichever is less, for an interior yard. This may include all of the open area from the required front yard setback line to the rear property line which has a minimum dimension of ten (10) feet by fifteen (15) feet and shall be completely open from the ground to the sky, except for a patio or pergola, or a roof or balcony overhang not exceeding thirty (30) inches.
3. Maximum structural height: The following shall apply, except as otherwise provided in section 5.04.030:
 - a. Main building: Thirty (30) feet.
 - b. Accessory building: One (1) story, not to exceed fifteen (15) feet.
4. Parking: As specified in section 5.04.060.
5. Yard and building site area requirements may vary for townhouses if a use permit is issued or the requirements are part of a recorded parcel or final map.

5.02.150 ONE-FAMILY MOBILEHOME (R-M) DISTRICT

A. PURPOSE:

To provide fully serviced, urban-sized lots for the exclusive use of mobilehomes and selected related uses. This district is consistent with the Urban Residential and (UR) Suburban Residential (SR) general plan designations.

B. USES PERMITTED:

1. Mobilehome.
2. Recreation facilities incidental to a planned residential development, including a swimming pool, tennis courts, clubhouse, etc.

C. USES PERMITTED IF AN ADMINISTRATIVE PERMIT IS ISSUED, AND SUBJECT TO THE PROVISIONS OF SUBSECTION 5.03.020.B:

Home occupation.

D. USES PERMITTED IF A USE PERMIT IS ISSUED:

1. Large day care home.
2. Temporary development sales office.
3. Golf course.
5. Church.

E. OTHER USES PERMITTED:

1. The uses allowed by, and subject to the provisions of, section 5.03.010 and subsection 5.03.020.A.
2. Other uses found to be similar in character and impact to those listed in subsections B and D, as determined in accordance with section 5.06.030.

F. SITE DEVELOPMENT STANDARDS:

1. Minimum building site: The following shall apply, except as otherwise provided in section 5.04.010:
 - a. Interior lot: Six thousand (6,000) square feet.
 - b. Corner lot: Seven thousand (7,000) square feet.
2. Yards: The following shall apply, except as otherwise provided in section 5.04.030:
 - a. Front: Twenty (20) feet.
 - b. Side: Five (5) feet on one side and twelve (12) feet on the opposite side (Note: The minimum side yards required for any lot created prior to June 7, 1978, are five (5) feet on each side).
 - c. Rear: Fifteen (15) feet.

- d. Interior yard space: Each lot shall have at least fifteen (15) percent of the lot area, or nine-hundred (900) square feet, whichever is less, for an interior yard. This may include all of the open area from the required front yard setback line to the rear property line which has a minimum dimension of ten (10) feet by fifteen (15) feet and shall be completely open from the ground to the sky, except for a patio or pergola, or a roof or balcony overhang not exceeding thirty (30) inches.
- 3. Maximum structural height: The following shall apply, except as otherwise provided in section 5.04.030:
 - a. Main building: Thirty (30) feet.
 - b. Accessory building: One (1) story, not to exceed fifteen (15) feet.
- 4. Parking: As specified in section 5.04.060.

5.02.160 TWO-FAMILY RESIDENTIAL (R-2) DISTRICT

A. PURPOSE:

To provide fully serviced urban-sized lots for either one-family or two-family (duplex) residences and selected related uses. This district is consistent with the Urban Residential (UR) general plan designation.

B. USES PERMITTED:

1. One-family residence.
2. Two-family residence.
3. Recreational facilities incidental to a planned residential development, including a swimming pool, tennis courts, clubhouse, etc.

C. USES PERMITTED IF AN ADMINISTRATIVE PERMIT IS ISSUED, AND SUBJECT TO THE PROVISIONS OF SUBSECTION 5.03.020.B:

1. Home occupation.
2. Large day care home.

D. USES PERMITTED IF A USE PERMIT IS ISSUED:

1. Second one-family residence.
2. Townhouses.
3. Temporary residential development sales office and contractor's yard.
4. Group foster home.
5. Golf course.
6. Church.
7. Bed and breakfast guest facility, subject to the provisions of subsection 5.03.020.C.

E. OTHER USES PERMITTED:

1. The uses allowed by, and subject to the provisions of, section 5.03.010 and subsection 5.03.020.A.
2. Other uses found to be similar in character and impact to those listed in subsections B and D, as determined in accordance with section 5.06.030.

F. SITE DEVELOPMENT STANDARDS:

1. Minimum building site: The following shall apply, except as otherwise provided in section 5.04.010:
 - a. Interior lot: Six thousand (6,000) square feet.
 - b. Corner lot: Seven thousand (7,000) square feet.
2. Yards: The following shall apply, except as otherwise provided in section 5.04.020:
 - a. Front: Twenty (20) feet.
 - b. Side: Five (5) feet on one side and twelve (12) feet on the opposite side (Note: The minimum side yards required for any lot created prior to June 7, 1978, are five (5) feet on each side).

- c. Rear: Fifteen (15) feet.
 - d. Interior yard space: Each lot shall have at least twenty (20) percent of the lot area for an interior yard. This may include all of the open area from the required front yard setback line to the rear property line which has a minimum dimension of ten (10) feet by fifteen (15) feet and shall be completely open from the ground to the sky, except for a patio or pergola, or a roof or balcony overhang not exceeding thirty (30) inches.
- 3. Maximum structural height: The following shall apply, except as otherwise provided in section 5.04.030:
 - a. Main building: Thirty (30) feet.
 - b. Accessory building: One (1) story, not to exceed fifteen (15) feet.
 - 4. Parking: As specified in section 5.04.060.
 - 5. Outdoor trash storage: All outside trash storage and collection facilities shall be enclosed by a solid masonry wall or view obscuring fence at least one (1) foot higher than the trash container.

5.02.170 MULTIPLE-FAMILY RESIDENTIAL (R-3) DISTRICT

A. PURPOSE:

To provide for higher density residential development in areas which have the services and facilities necessary for higher density residential uses. This district is consistent with the Urban Residential (UR) general plan designation.

B. USES PERMITTED:

1. Multiple-family residences.
2. Two-family residences.
3. Condominiums.
4. Accessory buildings and uses commonly found in multi-family or condominium developments, including garages, carports, laundry facilities, and rental and administrative offices.
5. Recreational facilities incidental to a planned residential development, including a swimming pool, tennis courts, clubhouse, etc.

C. USES PERMITTED IF AN ADMINISTRATIVE PERMIT IS ISSUED, AND SUBJECT TO THE PROVISIONS OF SUBSECTION 5.03.020.B:

Home occupation.

D. USES PERMITTED IF A USE PERMIT IS ISSUED:

1. Residential facility for the elderly.
2. Group foster home.
3. Rooming or boarding house.
4. Private club, fraternity, sorority, or lodge, except those for which the chief activity is a service customarily carried on by a business.
5. Golf course.
6. Church.
7. Day care center.
8. Parking for commercial uses, if abutting or opposite an alley from a commercial district.
9. Bed and Breakfast guest facility, subject to the provisions of subsection 5.03.02.C.

E. OTHER USES PERMITTED:

1. The uses allowed by, and subject to the provisions of, section 5.03.010 and subsection 5.03.020.A.
2. Other uses found to be similar in character and impact to those listed in subsections B and D, as determined in accordance with section 5.06.030.

F. SITE DEVELOPMENT STANDARDS:

1. Minimum building site: Eight thousand (8,000) square feet, except as otherwise provided in section 5.04.010.
2. Maximum residential density: As provided by the general plan land use designation.
3. Minimum lot width:
 - a. Interior lot: Seventy-five (75) feet.
 - b. Corner lot: Eighty (80) feet.
4. Yards: The following shall apply, except as otherwise provided in section 5.04.020:
 - a. Front: Twenty (20) feet.
 - b. Side: Five (5) feet on one side and twelve (12) feet on the opposite side (Note: The minimum side yards required for any lot created prior to June 7, 1978, are five (5) feet on each side).
 - c. Rear: Ten (10) feet.
5. Courtyard: There shall be provided on each lot, for interior yard space, an area equal to at least twenty (20) percent of the lot which shall be separated from areas of automobile circulation. For the purposes of this district, interior yard space includes all of that area between the front yard setback and rear yard property line which has a minimum dimension of ten (10) feet by fifteen (15) feet. Up to twenty-five (25) percent of the interior yard may be used for a deck.
6. Minimum distance between main buildings:
 - a. Buildings end to end: Ten (10) feet.
 - b. Buildings rear to end: Fifteen (15) feet.
 - c. Building front to rear or rear to rear: Twenty (20) feet.
 - d. Buildings front to front, when arranged around an open court: Thirty (30) feet.
7. Maximum structural height: The following shall apply, except as otherwise provided section 5.04.030:
 - a. Main buildings: Forty-five (45) feet.
 - b. Accessory building: One (1) story, not to exceed fifteen (15) feet.
8. Landscaping: As specified in section 5.04.040.
9. Outdoor lighting: As specified in section 5.04.050.
10. Parking: As specified in section 5.04.060.
11. Outdoor trash storage: All outside trash storage and collection facilities shall be enclosed by a solid masonry wall or view-obscuring fence at least one (1) foot higher than the trash container.
12. Recreational vehicle parking: One (1) space per four (4) residences, located in a fenced and gated area.
13. Development plan: An applicant for either a building permit or a use permit shall submit a site plan which indicates how the standards listed in this subsection will be met. This submittal shall be made on a form prescribed by the Planning Director. If only a building permit is required for the use, then the Director's approval shall be obtained prior to issuance of the permit. If a use permit is required, then the Director's approval shall occur as set forth by the terms and conditions of the use permit.

5.02.180 MOBILEHOME PARK (MHP) DISTRICT

A. PURPOSE:

To provide for the coordinated development and maintenance of mobilehome parks. This district is consistent with all residential general plan designations, provided the residential densities of the applicable general plan designation are met.

B. USES PERMITTED:

1. Mobilehome parks meeting the development standards of subsection F, below.
2. Residential mobilehomes placed in an approved mobilehome park.
3. Accessory uses commonly found in mobilehome parks, including a car garage or carport space, storage facilities, laundry facilities, recreational vehicle parking, maintenance equipment storage areas, space rental and administrative office, and other accessory uses commonly found in mobilehome parks.
4. Common recreation areas and facilities, including a swimming pool, tennis courts, clubhouse, etc.

C. USES PERMITTED IF AN ADMINISTRATIVE PERMIT IS ISSUED, AND SUBJECT TO THE PROVISIONS OF SUBSECTION 5.03.020.B.

Home occupation.

D. USES PERMITTED IF A USE PERMIT IS ISSUED:

1. Mobilehome park or expansion of a mobile park not meeting the development standards of subsection F.
2. Accessory structures or uses other than those identified in subsection B of this section.
3. Convenience store.
4. Golf course.

E. OTHER USES PERMITTED:

Other uses found to be similar in character and impact to those listed in subsections B and D, as determined in accordance with section 5.060.030.

F. SITE DEVELOPMENT STANDARDS:

1. All new or expansions to existing mobilehome parks shall be developed to the following standards, unless a use permit is issued which provides an exception to the standards.
2. Minimum lot size: Each mobilehome park shall be at least one acre in size.
3. Minimum mobilehome space size: Three thousand (3,000) square feet.
4. Maximum residential density: As provided by the General Plan land use designation.

5. Yards: The following shall apply, except as otherwise provided in section 5.040.020:
 - a. Mobilehome park exterior:
 - (1) Front yard: Ten (10) feet.
 - (2) Street side yard: Ten (10) feet.
 - (3) Interior side and rear yard: None required.
 - b. Mobilehome spaces (Park interior) - no mobilehomes shall front on a public street:
 - (1) Front yard: Ten (10) feet.
 - (2) Side yard: Five (5) feet on one side and twelve (12) on the other side.
 - (3) Rear yard: Ten (10) feet.
6. Maximum structural height: Thirty (30) feet, except as otherwise provided in section 5.04.030.
7. Walls and Landscaping: A solid masonry wall, concrete wall or block posts supporting solid wood inserts, six (6) feet in height, shall be erected completely around the park. The wall shall be setback a minimum of ten (10) feet from all abutting exterior streets. The exterior yard areas shall be landscaped, as specified in section 5.04.040.
8. Outdoor lighting: As specified in section 5.04.050.
9. Parking: As specified in section 5.04.060.
10. Recreational vehicle parking: One (1) space per four (4) mobilehome spaces, located in a fenced and gated area.
11. Outdoor trash storage: All outside trash storage and collection facilities shall be enclosed by a solid masonry or view obscuring fence at least one (1) foot higher than the trash container.
12. Vehicular access and circulation:
 - a. Main entrance: The main vehicular entrance to a mobilehome park shall consist of two ten-foot travel lanes for ingress and two ten-foot travel lanes for egress, separated by a landscaped median a minimum of ten feet in width. This entrance will extend to the intersection with the first cross street that connects with the park's internal circulation network. If a twenty (20) foot wide secondary access is provided, the main access may be reduced to not less than a twenty-four (24) foot wide undivided access.
 - b. Vehicular circulation:
 - (1) Except as provided above, all streets shall be a minimum of forty (40) feet in width, curb to curb, if guest parking is allowed on one side of the street; or shall be a minimum of twenty-eight (28) feet in width, curb to curb, if no parking is allowed on the street.
 - (2) All turning and cul-de-sac radii shall meet the County Fire Safety Standards.
 - (3) All streets shall be constructed and paved in accordance with County standards.
 - (4) No fencing, landscaping, or other material impediment to visibility more than two and one-half feet above curb level shall be installed or maintained at the intersection of any street.

13. Open space and recreation:
 - a. Common landscaped open space and recreation land shall be provided in the park as follows:
 - (1) Common open space shall comprise sixteen (16) percent of the gross mobilehome park acreage, if the park provides a common recreation center which possesses a total floor area of not less than twenty five (25) square feet per lot for the first one hundred fifty (150) lots and fifteen (15) square feet per lot thereafter, but in no case less than two thousand (2,000) square feet.
 - (2) Common open space shall be twenty (20) percent of the gross mobilehome park acreage, if the park does not provide a common recreation center as described above.
 - b. Park walkways, at least ten feet wide and leading to open space and recreation facilities, may count as part of the recreation area.
 - c. Recreation areas shall be provided at locations convenient to park residents and the park service centers.
 - d. Recreation areas may include space for common buildings and common use facilities, such as indoor recreation areas, swimming pools, outdoor courts for games, and similar recreation facilities.
14. Other Standards:

The mobilehome park standards of the California Department of Housing and Community Development shall be met, except where the standards of this ordinance are more restrictive.
15. Development plan: An applicant for either a building permit or use permit shall submit a site plan which indicates how the standards listed in this subsection or in the use permit conditions will be met. This submittal shall be made on a form prescribed by the Planning Director. If only a building permit is required for the use, then the Director's approval shall be obtained prior to issuance of the permit. If a use permit is required, then the Director's approval shall occur as set forth by the terms and conditions of the use permit.

5.02.190 EXISTING RESIDENTIAL (ER) DISTRICT

A. PURPOSE:

To be applied to areas where residential uses were legally established before July 16, 1985, and should be allowed to continue as conforming uses, or be replaced with the same or less intensive uses, but which should not be allowed to expand beyond the intensity of uses that existed on July 16, 1985. This district is consistent with the Existing Residential (ER) general plan designation.

B. USES PERMITTED:

1. Those uses that existed on July 16, 1985.
2. One-family residence, or mobilehome in lieu of a one-family residence, if placed on an undeveloped, legally separate lot.

C. USES PERMITTED IF AN ADMINISTRATIVE PERMIT IS ISSUED, AND SUBJECT TO THE PROVISIONS OF SUBSECTION 5.03.020.B:

1. Home occupation.
2. Large day care home.

D. USES PERMITTED IF A USE PERMIT IS ISSUED:

1. Uses accessory to legally established existing uses, described in subsection B, above, that do not change the character or intensity of the existing uses, such as a swimming pool, tennis courts, or a recreational vehicle storage area if for the exclusive use of mobilehome park tenants.

E. OTHER USES PERMITTED:

The uses allowed by, and subject to the provisions of, section 5.03.010 and subsection 5.03.020.A.

F. SITE DEVELOPMENT STANDARDS:

1. Minimum building site: No new building sites may be created, except that undeveloped lots may be developed with at least one dwelling, if all other County development standards are met.
2. Yards: The following shall apply, except as otherwise provided in section 5.040.020:
 - a. Front: Twenty (20) feet.
 - b. Side: Five (5) feet on one side and twelve (12) feet on the opposite side (Note: minimum side yards required for any lot created prior to June 7, 1978, are five (5) feet on each side.
 - c. Rear: Ten (10) feet.
3. Maximum structural height: The following shall apply, except as otherwise provided in section 5.04.030:
 - a. Main building: Thirty (30) feet.
 - b. Accessory building: One (1) story, not to exceed fifteen (15) feet.
4. Parking: As specified in section 5.04.060.

5.02.200 LOCAL CONVENIENCE CENTER (C-1) DISTRICT

A. PURPOSE:

To provide for a limited selection of convenience goods and services to residents in the immediate area. The primary tenant is normally a convenience market or small grocery store, which may be supplemented by a laundromat or other small establishments. This district is consistent with the Commercial (C), Urban Residential (UR), Suburban Residential (SR), Rural Residential A (RA), and Mixed Use (MU) general plan designations.

B. USES PERMITTED IF CONDUCTED WITHIN A BUILDING:

1. A convenience market as a primary use.
2. Secondary uses that accompany a convenience market, including:
 - a. Retail sales, including a variety store, drug store, florist, confectionary store, or delicatessen.
 - b. Service uses, including barber, beauty salon, standard restaurant, laundromat, laundry, dry cleaning, locksmith, or shoe repair.
 - c. Small professional office, such as insurance or real estate sales.

C. USES PERMITTED IF A USE PERMIT IS ISSUED:

The following uses that are secondary to a convenience market:

1. Auto service station.
2. Day care center.
3. Commercial condominiums.
4. A one-family residence, when attached to the main building in which the commercial use exists, and the residence is inhabited by the owner or operator of the commercial use. Any use permit required for the commercial use must first be issued.

D. OTHER USES PERMITTED:

1. The uses allowed by, and subject to the provisions of, section 5.03.010.
2. Other uses found to be similar in character and impact to those listed in subsections B and C, as determined in accordance with section 5.06.030.

E. SITE DEVELOPMENT STANDARDS:

1. The development standards for building site area and yards established by this subsection apply to all development. However, alternate standards may be approved for a condominium project, as part of the use permit process, if the approving body finds that the proposed development will be of equal or greater excellence in arrangement, design, attractiveness, and compatibility with its surroundings than would result if the routine development standards of this subsection were applied.

2. Locational criteria: Must be located on a collector or arterial (as designated in the General Plan); should have a potential or existing support population of 1,000 to 3,500 persons.
3. Minimum building site: Ten thousand (10,000) square feet.
4. Maximum building site: One and one-half (1½) acres if the site is served by a community or package sewer system; three (3) acres if the site is not served by a community or package sewer system.
5. Building size: The primary use shall not exceed five thousand (5000) square feet of gross floor area. Secondary uses shall not exceed fifteen hundred (1,500) square feet per use. Larger businesses may be permitted if a use permit is secured, and the business is found to be compatible with the area.
6. Minimum lot width:
 - a. Interior lot: Sixty-five (65) feet.
 - b. Corner lot: Seventy-five (75) feet.
7. Yards: The following shall apply, except as otherwise provided in section 5.04.020:
 - a. Front: Ten (10) feet, except where the district abuts a residential district, the front yard shall be the same as the residential district within twenty-five (25) feet of the residential district.
 - b. Interior side: None, except where the district abuts a residential district, the adjoining side yard shall be fifteen (15) feet, or if it abuts a freeway right-of-way, the yard shall be ten (10) feet.
 - c. Street side: Ten (10) feet.
 - d. Rear: None, except where the district abuts a residential district, the rear yard shall be fifteen (15) feet, or if it abuts a freeway right-of-way, the yard shall be ten (10) feet.
 - e. Exceptions: If a use permit is issued, front yard exceptions may be permitted in established commercial areas in which the majority of the buildings existed before the adoption of this ordinance and they do not meet the yard requirement. When this exception is made the front yard shall be at least a distance equal to the average front yard of fifty percent of the buildings furthest from the street.
8. Maximum structural height: One story, not to exceed twenty (20) feet, except as otherwise provided in section 5.04.030.
9. Landscaping: As specified in section 5.04.040.
10. Outdoor lighting: As specified in section 5.04.050.
11. Parking: As specified in section 5.04.060.
12. Signs (appurtenant):
 - a. Building signs shall not exceed a combined size of one (1) square foot in area for each lineal foot of building frontage.
 - b. If there is one hundred (100) lineal feet or more of street frontage, one (1) freestanding sign per lot, not to exceed one hundred (100) square feet in size and twenty (20) feet in height, shall be permitted. For a double faced sign, each face shall not exceed fifty (50) square feet. The sign shall be set back a minimum of twelve (12) feet from the front or street side property line or road right-of-way, and shall be located within a landscaped island equal to a minimum of one-half the total sign area of the freestanding sign. A portion of the allowable sign area may be allocated to combined offsite signs identifying two

or more establishments when all are located within this district and they share adjoining lots for parking and access.

- c. If there is less than one hundred (100) lineal feet of street frontage, one ground sign not to exceed fifty (50) square feet in size (twenty-five (25) square feet per face if double faced) and forty-two (42) inches in height shall be permitted, except the sign height may be six (6) feet if located thirty-five (35) feet or more from the center of a driveway or a curb return at a street intersection.
 - d. The general appurtenant sign standards shall apply, as specified in section 5.04.070.
- 13. Zone walls: As specified in section 5.04.080.
 - 14. Outdoor trash storage: All outside trash storage and collection facilities shall be enclosed by a solid masonry wall or view-obscuring fence at least one (1) foot higher than the trash container.
 - 15. Development plan: An applicant for either a building permit or use permit shall submit a plan which indicates how the standards listed in this subsection will be met. This submittal shall be made on a form prescribed by the Planning Director. If only a building permit is required for the use, then the Director's approval shall be obtained prior to issuance of the permit. If a use permit is required, then the Director's approval shall occur as set forth by the terms and conditions of the use permit.

5.02.210 COMMUNITY COMMERCIAL (C-2) DISTRICT

A. PURPOSE:

To provide for a wide range of facilities for the sale of goods and provision of personal services. When applied to shopping areas, the uses are generally conducted within a building, and may range in size from neighborhood centers, which may have a supermarket as a principal tenant, to a commercial center, which may also include a department or variety store as a principal tenant. When applied to commercial areas of towncenters or other existing places with similar activities, the uses may be broadened to include outdoor retail uses, such as auto sales. This district is consistent with the Commercial (C) and Mixed Use (MU) general plan designations.

B. USES PERMITTED IF CONDUCTED WITHIN A BUILDING:

1. Retail sales.
2. Services, including:
 - a. Bank or other financial institution that provides a direct service to the public; insurance or real estate sales.
 - b. Repair shop for shoes, radios, televisions, or other domestic appliances.
 - c. Laundry or cleaning establishment; laundromat.
 - d. Barber or beauty shop.
 - e. Standard restaurant.
 - f. Travel or ticket agency.
 - g. Photo studio.
 - h. Business, professional, or medical office; medical, dental, or optical laboratory; blueprinting; photocopying.
 - i. Nursery or garden supply.
 - j. Health club.
3. Print shop.

C. USES PERMITTED IF A USE PERMIT IS ISSUED:

1. Auto service station, self serve and non-self serve auto wash, auto repair services, excluding auto body and painting businesses, equipment rental.
2. Bar, nightclub, or cardroom.
3. Motion picture theatre, bowling alley, skating rink, video game center, fraternal organization, billard parlor.
4. Fast food restaurant.
5. Sales of new or used autos, boats, motorcycles, or mobilehomes.
6. Minature golf course.
7. Motel or hotel.
8. Bus terminal.
9. Veterinarian clinic, provided any kennels are located entirely within a building.
10. Day care center.
11. Outdoor storage or sales associated with any of the uses permitted in section B.
12. Outdoor advertising signs and structures other than those appurtenant to any permitted use, except they shall not be permitted in shopping

centers. Such signs and structures shall be at least one thousand (1,000) feet apart when on the same side of a public road and at least five hundred (500) feet apart when on the opposite side of a public road.

13. Commercial condominiums.
14. A one-family residence, when attached to the main building in which the commercial use exists, and the residence will be inhabited by the owner or operator of the commercial use. Any use permit required for the commercial use must first be issued.
15. Church.

D. OTHER USES PERMITTED:

1. The uses allowed by, and subject to the provisions of, section 5.03.010.
2. Other uses found to be similar in character and impact to those listed in subsections B and C, as determined in accordance with section 5.06.030.

E. SITE DEVELOPMENT STANDARDS:

1. The development standards for building site area and yards established by this subsection apply to all developments. However, alternate standards may be approved for a condominium project, as part of the use permit process, if the approving body finds that the proposed development will be of equal or greater excellence in arrangement, design, attractiveness, and compatibility with its surroundings than would result if the routine development standards of this subsection were applied.
2. Minimum building site: Ten thousand (10,000) square feet, except as otherwise provided in section 5.04.010.
3. Minimum lot width:
 - a. Interior lot: Sixty-five (65) feet.
 - b. Corner lot: Seventy-five (75) feet.
4. Yards: The following shall apply, except as otherwise provided in section 5.04.020:
 - a. Front: Ten (10) feet, except where the district abuts a residential district, the front yard shall be the same as the residential district within twenty-five (25) feet of the residential district.
 - b. Interior side: None, except where the district abuts a residential district the side yard shall be fifteen (15) feet, or if it abuts a freeway right-of-way the yard shall be ten (10) feet.
 - c. Street side: Ten (10) feet.
 - d. Rear: None, except where the district abuts a residential district the rear yard shall be fifteen (15) feet, or if it abuts a freeway right-of-way the yard shall be ten (10) feet.
 - e. Exceptions: If a use permit is first secured, front yard exceptions may be permitted in established commercial areas in which the majority of the buildings existed before the adoption of this ordinance, and they do not meet the yard requirement. When this exception is made, the front yard shall be at least the

- distance equal to the average yard of fifty percent of the buildings furthest from the street.
5. Maximum structural height: Forty (40) feet, except within forty (40) feet of a residential district it shall be one (1) story, not to exceed twenty (20) feet, except as otherwise provided in section 5.04.030.
 6. Landscaping: As specified in section 5.04.040.
 7. Outdoor lighting: As specified in section 5.04.050.
 8. Parking: As specified in section 5.04.060.
 9. Signs (appurtenant):
 - a. Building signs shall not exceed a combined size of one and one-half (1½) square feet in area for each lineal foot of building frontage.
 - b. If there is one hundred (100) lineal feet or more of street frontage one (1) freestanding sign per lot, not to exceed three hundred (300) square feet in size and thirty (30) feet in height shall be permitted. For a double faced sign, each face shall not exceed one hundred fifty (150) square feet. The sign shall be set back a minimum of twelve (12) feet from the front or street side property line or road right-of-way, and shall be located within a landscaped island equal to a minimum of one-half the total sign area of the free standing sign. A portion of the allowable sign area may be allocated to combined offsite signs identifying two or more establishments when all are located within this district, and they share adjoining lots for parking and access. An additional freestanding sign, with the same size and height restrictions, is permitted if there is over three hundred (300) feet of street frontage.
 - c. If there is less than one hundred (100) lineal feet of street frontage one ground sign not to exceed fifty (50) square feet in size (twenty-five (25) square feet per face if double faced) and forty-two (42) inches in height shall be permitted, except the sign height may be six (6) feet if located thirty-five (35) feet or more from the center of a driveway or a curb return at a street intersection.
 - d. The general appurtenant sign standards shall apply, as specified in section 5.04.070.
 10. Zone Walls: As specified in section 5.04.080.
 11. Outdoor trash storage: All outside trash storage and collection facilities shall be enclosed by a solid masonry wall or view-obscuring fence at least one (1) foot higher than the trash container.
 12. Development plan: An applicant for either a building permit or use permit shall submit a plan which indicates how the standards listed in this subsection will be met. This submittal shall be made on a form prescribed by the Planning Director. If only a building permit is required for the use, then the Director's approval shall be obtained prior to issuance of the permit. If a use permit is required, then the Director's approval shall occur as set forth by the terms and conditions of the use permit.

5.02.220 OFFICE COMMERCIAL (C-O) DISTRICT

A. PURPOSE:

To provide for well-designed professional, business, and administrative offices, and business support services normally associated with such offices. This district is consistent with the Commercial (C) and Mixed Use (MU) general plan designations.

B. USES PERMITTED:

1. Professional, business, and administrative offices, medical offices and clinics in which no retail trade is carried on, and no stock of goods is maintained for sale, including:
 - a. Accountant, bookkeeper, income tax consultant, credit agency, collection agency, finance company, stock broker, data processing center.
 - b. Attorney, appraiser, advertiser, real estate, title insurance, insurance, employment agency, secretarial service, travel agency.
 - c. Architect, engineer, draftsman, landscape architect, surveyor.
 - d. Physician, dentist, chiropractor, psychologist, optometrist.
 - e. Government, charitable, cultural, educational, recreational, and social organizations.
2. Medical, dental and optical laboratories or laboratories accessory to any use described in paragraph 1.
3. Business support services that provide technical or clerical assistance to any use described in paragraph 1., including direct mail advertising, blue printing, photocopying, duplicating, and temporary help or telephone message service.
4. Non-office commercial uses that are located in the main building or office complex of a permitted use and are primarily utilized by persons employed therein, including a standard restaurant, barber shop, beauty salon, and other incidental service uses.

C. USES PERMITTED IF A USE PERMIT IS ISSUED:

1. Trade school.
2. Commercial condominiums.
3. Church.
4. Day care center.

D. OTHER USES PERMITTED:

1. The uses allowed by, and subject to the provisions of, section 5.03.010.
2. Other uses found to be similar in character and impact to those listed in subsections B and C, as determined in accordance with section 5.06.030.

E. SITE DEVELOPMENT STANDARDS:

1. The development standards for building site area and yards established by this subsection apply to all developments. Alternate

- standards may be approved for a condominium project, as part of the use permit process, if the approving body finds that the proposed development will be of equal or greater excellence in arrangement, design, attractiveness, and compatibility with its surroundings than would result if the routine development standards of this subsection were applied.
2. Minimum building site: Ten thousand (10,000) square feet, except as otherwise provided in section 5.04.010.
 3. Minimum lot width:
 - a. Interior lot: Sixty-five (65) feet.
 - b. Corner Lot: Seventy-five (75) feet.
 4. Yards: The following shall apply, except as otherwise provided in section 5.04.020:
 - a. Front: Ten (10) feet.
 - b. Interior side: None, except where the district abuts a residential district it shall be fifteen (15) feet, or if it abuts a freeway right-of-way the yard shall be ten (10) feet.
 - c. Street side: Ten (10) feet.
 - d. Rear: None, except where the district abuts a residential district it shall be fifteen (15) feet, or if it abuts a freeway right-of-way the yard shall be ten (10) feet.
 5. Maximum structural height: Forty (40) feet, except within forty (40) feet of a residential district it shall be one (1) story, not to exceed twenty (20) feet, except as otherwise provided in section 5.04.030.
 6. Landscaping: As specified in section 5.04.040.
 7. Outdoor lighting: As specified in section 5.04.050.
 8. Parking: As specified in section 5.04.060.
 9. Signs (appurtenant):
 - a. Building signs not to exceed a combined size of one (1) square foot in area for each lineal foot of building frontage.
 - b. If there is one hundred (100) lineal feet or more of street frontage one (1) free standing sign per lot, not to exceed one hundred fifty (150) square feet in size and twenty-five (25) feet in height shall be permitted. For a double faced sign, each face shall not exceed seventy five (75) square feet. The sign shall be setback a minimum of twelve (12) feet from the front or street side property line and shall be located within a landscaped island equal to a minimum of one-half the total sign area of the freestanding sign. A portion of the allowable sign area may be allocated to combined offsite signs identifying two or more establishments when all are located within this district and they share adjoining lots for parking and access.
 - c. If there is less than one-hundred (100) lineal feet of street frontage one ground sign not to exceed fifty (50) square feet in size (twenty-five (25) square feet per face if double faced) and forty-two (42) inches in height shall be permitted, except the sign height may be six (6) feet if located thirty-five (35) feet or more from the center of a driveway or a curb return at a street intersection.
 - d. The general appurtenant sign standards shall apply, as specified in section 5.04.070.
 10. Zone Walls: As specified in section 5.04.080.

11. Outdoor trash storage: All outside trash storage and collection facilities shall be enclosed by a solid masonry wall or view-obscuring fence at least one (1) foot higher than the trash container.
12. Development plan: An applicant for either a building permit or a use permit shall submit a site plan which indicates how the standards listed in this subsection will be met. This submittal shall be made on a form prescribed by the Planning Director. If only a building permit is required for the use, then the Director's approval shall be obtained prior to issuance of the permit. If a use permit is required, then the Director's approval shall occur as set forth by the terms and conditions of the use permit.

5.02.230 HIGHWAY COMMERCIAL (C-H) DISTRICT

A. PURPOSE:

To provide for the needs of recreation and business travelers. This district is intended to be applied to areas located near freeway interchanges, fronting on State highways or along arterials that provide access to major recreation designations. Highway commercial areas should be designed so that all or most of the needs of a traveler can be accommodated with one stop. This district is not intended to be used for strip commercial development along a highway. This district is consistent with all general plan designations, provided the locational criteria of the General Plan are satisfied.

B. USES PERMITTED:

Any highway commercial use or combination thereof which is arranged and designed in such a manner as to result in a development that is internally compatible and compatible with its surroundings. The following list is representative of highway commercial uses which could be permitted. Each district will be designed for a specific proposal.

1. Convenience food store.
2. Standard or fast food restaurant.
3. Novelty or curio shops, recreation equipment sales and repair.
4. Motel, recreational vehicle park.
5. Auto or truck service station.
6. Bus terminal.
7. Outdoor advertising signs and structures other than those appurtenant to any permitted use. Such signs and structures shall be at least one thousand (1,000) feet apart when on the same side of a public road and at least five hundred (500) feet apart when on opposite sides of a public road.

C. OTHER USES PERMITTED:

1. The uses allowed by, and subject to the provisions of, section 5.03.010.
2. Other uses found to be similar in character and impact to those listed in subsection B, as determined in accordance with section 5.06.030.

D. APPLICATION:

An application for a C-H district shall contain a conceptual development plan of the project site showing the approximate location of buildings, building elevations, roads, walkways, parking and landscaping, the proposed uses of the buildings and grounds, staging of the development and other information which the Planning Director may require to properly evaluate and process the application.

E. SITE DEVELOPMENT:

Prior to construction of site improvements and structures, detailed development plans shall be submitted to the Planning Director for checking and approval to ensure reasonably close conformity with the approved conceptual development plans and with the intent of this section. The decision of the Planning Director may be appealed to the Planning Commission, as specified in subsection 5.06.070.C.

F. MODIFICATIONS:

Modifications to approved plans and statements or detailed plans may be permitted if a use permit is issued.

5.02.240 COMMERCIAL RECREATION (C-R) DISTRICT

A. PURPOSE:

To provide opportunities for the development of privately owned land for commercial recreational activities which need or utilize, and provide for the enjoyment of, the natural environment. This district is consistent with all general plan designations, if the proposed use blends harmoniously with the natural features of the surrounding area.

B. USES PERMITTED:

Any commercial recreation use or combination thereof which is arranged and designed in such a manner as to result in a development that is internally compatible and compatible with the natural environment. The following list is representative of types of commercial recreational uses which could be permitted. Each district will be designed for a specific proposal.

1. Campground, picnic area, dude ranch, resort, lodge, recreational vehicle park.
2. Marina, boat launch and storage facility, aerial tramway, gun club, ski lodge facility, commercial riding stable, commercial tourist attractions to areas with exceptional natural features, golf course.
3. Uses accessory to commercial recreation activities, such as a restaurant, grocery or convenience store, gift shop, bait shop, or gas pumps.
4. One-family residence for a manager or caretaker and residences for workers fully and necessarily employed onsite, dependent upon the nature and scale of the recreation or service use.

C. OTHER USES PERMITTED:

1. The uses allowed by, and subject to the provisions of, section 5.03.010.
2. Other uses found to be similar in character and impact to those listed in subsection B, as determined in accordance with section 5.06.030.

E. APPLICATION:

An application for a CR district shall contain a conceptual development plan of the project site showing the approximate location of recreation facilities and areas, open space areas, buildings, building elevations, roads, walkways, parking and landscaping, the proposed uses of the facilities and grounds, staging of the development and other information which the Planning Director may require to properly evaluate and process the application.

F. SITE DEVELOPMENT:

Prior to construction of site improvements and structures, detailed development plans shall be submitted to the Planning Director for checking and approval to ensure reasonably close conformity with the approved

conceptual development plans and with the intent of this section. The decision of the Planning Director may be appealed to the Planning Commission, as specified in subsection 5.06.070.C.

G. MODIFICATIONS:

Modifications to approved plans and statements or detailed plans may be permitted if a use permit is issued.

5.02.250 COMMERCIAL - LIGHT INDUSTRIAL (C-M) DISTRICT

A. PURPOSE:

To provide for selected retail sales and services that are considered inappropriate in other commercial areas due to size or operating characteristics, such as wholesale sales, warehousing, distributing and storage activities, and light manufacturing. This district is not intended to satisfy the need for routine or typical retail sales commonly found in local convenience centers or community commercial retail areas. This district is consistent with the Commercial (C), Industrial (I) and Mixed Use (MU) general plan designations.

B. USES PERMITTED WHEN CONDUCTED WITHIN A BUILDING, EXCEPT AS OTHERWISE PROVIDED IN PARAGRAPH B.4.:

1. Wholesale and retail sales and service uses, including:
 - a. Building, electrical, and plumbing materials, and furniture.
 - b. Farm or ranch feed and related supplies sales.
 - c. Janitorial or restaurant supplies.
 - d. Nursery or garden supply.
 - e. Auto or truck parts and supplies.
 - f. Household appliance or furniture repair or service, including radio or television repair or furniture upholstery shops.
 - g. Auction house.
 - h. Building maintenance services, such as pest extermination, janitorial or grounds maintenance.
 - i. Communication services, such as telegraph, telephone and radio telephone businesses, or radio or television stations.
 - j. Printing, engraving, lithographing, or publishing.
 - k. Equipment rental.
 - l. Taxidermist.
 - m. Veterinarian clinic, provided any kennels are located within a building.
 - n. Trade School.
 - o. Warehouse, mini-storage or other storage buildings or wholesale distribution facilities, except those storing flammable or explosive material.
 - p. Food storage lockers and ice making facilities.
2. Light manufacturing activities, including:
 - a. Combining, assembly, or packaging of products, including:
 - (1) Pharmaceuticals, drugs, toiletries, or cosmetics.
 - (2) Small equipment, instruments, or appliances, such as medical, dental, or optical equipment; drafting instruments, watches, clocks, musical instruments, cameras, photographic equipment (except film); hair curling machines or electric razors.
 - (3) Electronic and light electrical equipment, including radios, televisions, and computers.
 - (4) Food products, excluding those that may create obnoxious odors or smoke.

- b. Light manufacturing activities, including:
Manufacturing of ceramic products such as pottery, figurines, or small glazed tile, using only previously pulverized clay; hand tools, cutlery, and kitchen utensils, electronic and light electrical equipment, including radios, televisions and computers; jewelry manufacturing; manufacturing of neon signs.
- 3. Uses accessory to the primary use and contained within the same building site, including offices, print shops, cafeteria, etc. This does not include businesses open to the public.
- 4. Outdoor storage or sales in conjunction with a permitted use, provided:
 - a. Storage is located on the rear portion of the lot; and
 - b. Storage is completely enclosed by a solid wall or fence (with necessary solid gates) not less than six (6) feet in height, unless the storage area abuts an R District, in which case the screening shall meet the criteria established in paragraph E.10.
 - c. No material shall be stored to a height greater than that of the wall or fence enclosing the storage area.
- 5. Agricultural uses.
- 6. Caretaker's or night watchman's quarters.

C. USE PERMITTED IF A USE PERMIT IS ISSUED:

- 1. Businesses that provide support services to the primary uses or that primarily serve employees of the primary uses, including blueprinting, photocopying, coffee shop, or standard restaurant.
- 2. Auto or truck service station or wash.
- 3. Sales of autos, boats, trailers, mobilehomes, agricultural equipment, trucks and construction equipment, and incidental repairs and services; truck terminal, truck yard.
- 4. Tire recapping, retreading, or rebuilding.
- 5. Auto, boat, motorcycle, or truck repair; auto body repair and painting.
- 6. Wholesale meat cutting and packing, provided there shall be no slaughtering, fat rendering, or smoke curing.
- 7. Outdoor sales or outdoor storage areas in excess of the limits established in subsection B.
- 8. Carpet or rug cleaning plants; commercial laundries, such as those which provide a linen supply service, but not including personal laundromats.
- 9. Light metal fabrication, such as sheet metal and wrought iron fabrication; welding shops, machine shops; cabinet or furniture making.
- 10. Contractor's yard, air conditioning supply and service yards, and flea markets.
- 11. Outdoor advertising signs and structures other than those appurtenant to a permitted use. Such signs and structures shall be at least 1000 feet apart when on the same side of a public road, and at least 500 feet apart when on the opposite side of a public road.
- 12. Commercial and light industrial condominiums.

D. OTHER USES PERMITTED:

1. The uses allowed by, and subject to the provisions of, section 5.03.010.
2. Other uses found to be similar in character and impact to those listed in subsection B and C, as determined in accordance with section 5.06.030.

E. SITE DEVELOPMENT STANDARDS:

1. The development standards for building site areas and yards established by this subsection apply to all development. However, alternate standards may be approved for a condominium project, as part of the use permit process, if the approving body finds that the proposed development will be of equal or greater excellence in arrangement, design, attractiveness, and compatibility with its surroundings than would result if the routine development standards of this subsection were applied.
2. Minimum building site: Ten thousand (10,000) square feet, except as otherwise provided in section 5.04.010.
3. Minimum lot width:
 - a. Interior lot: Sixty-five (65) feet.
 - b. Corner lot: Seventy-five (75) feet.
4. Yards: The following shall apply, except as otherwise provided by section 5.04.020:
 - a. Front: Ten (10) feet, except where the district abuts a residential district the front yard shall be the same as required by the residential district within twenty-five (25) feet of the residential district.
 - b. Interior side yard: None, except where the district abuts a residential district the minimum shall be fifteen (15) feet, or if it abuts a freeway right-of-way the yard shall be ten (10) feet.
 - c. Street side: Ten (10) feet.
 - d. Rear yard: None, except where the district abuts a residential district the minimum shall be fifteen (15) feet, or if it abuts a freeway right-of-way the yard shall be ten (10) feet.
 - e. Exceptions: If a use permit is issued, front yard exceptions may be permitted in established commercial areas in which the majority of the buildings existed before the adoption of this ordinance and they do not meet the yard requirement. When this exception is made, the front yard shall be a distance equal to the average front yard of fifty percent of the buildings furthest from the street.
5. Maximum structural height: Forty (40) feet, except within forty (40) feet of any residential district the maximum building height shall be one (1) story, not to exceed twenty (20) feet, except as otherwise provided in section 5.04.030.
6. Landscaping: As specified in section 5.04.040.
7. Outdoor lighting: As specified in section 5.04.050.
8. Parking: As specified in section 5.04.060.

9. Signs (appurtenant):
 - a. Building signs shall not exceed a combined size of one (1) square foot in area for each lineal foot of building frontage.
 - b. If there is one hundred (100) lineal feet or more of street frontage, one (1) freestanding sign per building site, not to exceed two hundred (200) square feet in size and thirty (30) feet in height, shall be permitted. For a double faced sign, each face shall not exceed one hundred (100) square feet. The sign shall be set back a minimum of twelve (12) feet from the front or street side property line and shall be located within a landscaped island equal to a minimum of one-half the total sign area of the free standing sign. A portion of the allowable sign area may be allocated to combined offsite signs identifying two or more establishments when all are allocated within this district and they share adjoining lots for parking and access.
 - c. If there is less than one-hundred (100) lineal feet of street frontage one ground sign not to exceed fifty (50) square feet in size (twenty-five (25) square feet per face if double faced) and forty-two (42) inches in height shall be permitted, except the sign height may be six (6) feet if located thirty-five (35) feet or more from the center of a driveway or a curb return at a street intersection.
 - d. The general appurtenant sign standards shall apply, as specified in section 5.04.070.
10. Zone walls: As specified in section 5.04.080.
11. Outdoor trash storage areas: All outside trash storage and collection facilities shall be enclosed by a solid masonry wall or view-obscuring fence at least one (1) foot higher than the trash container.
12. Onsite performance standards:
 - a. Odors: No use shall create objectionable odors readily detectable beyond the property line.
 - b. Dust and smoke: No use shall create dust or smoke that is readily detectable beyond the property line (in addition to meeting all air pollution requirements).
 - c. Vibration: No use shall create vibration detectable without instruments at the property line.
 - d. Electromagnetic interference: No use shall produce electromagnetic interference with normal radio or television service beyond the property line.
 - e. Glare: No use shall create intense light or glare that causes a nuisance or hazard beyond the property line.
 - f. Noise, atmospheric emissions, toxic or noxious matter, radiation, heat and humidity, fire and explosive hazards, or liquid and solid wastes shall be regulated by applicable county, state or federal standards.
13. Development plan: An applicant for either a building permit or use permit shall submit a site plan which indicates how the standards listed in this subsection will be met. This submittal shall be made on a form prescribed by the Planning Director. If only a building permit is required for the use, then the Director's approval shall be obtained prior to issuance of the permit. If a use permit is required, then the Director's approval shall occur as set forth by the terms and conditions of the use permit.

5.02.260 MIXED USE (MU) DISTRICT

A. PURPOSE:

To provide for a variety of residential, commercial, and light industrial uses that will not cause odors, noise, visual, or other adverse impacts. Conflicts that may result from the intermixing of land uses should be addressed by site specific performance standards. This district is consistent with the Mixed Use (MU) general plan designation.

B. USES PERMITTED:

1. Agricultural uses, provided:

- a. Animal husbandry does not exceed the following number of animals per one-half ($\frac{1}{2}$) acre:

- (1) One (1) horse, mule, steer, or similar sized animal; or
- (2) Three (3) goats, sheep, hogs, or similar sized animals; or
- (3) Twenty-five (25) turkeys, chickens, ducks, geese, rabbits, or similar sized animals.
- (4) Unlimited fish, frogs, worms, or similar sized animals.

- b. Animals shall be kept in a clean and sanitary condition (Shasta County Ordinance Code section 3313) and in a manner that does not become a nuisance (section 3306).

2. Sale of products grown on the premises.

C. USES PERMITTED AS ACCESSORY TO A RESIDENCE IF AN ADMINISTRATIVE PERMIT IS ISSUED, AND SUBJECT TO THE PROVISIONS OF SUBSECTION 5.03.020.B

The following uses, if accessory to a residence:

- 1. Senior citizen residence.
- 2. Guest house.
- 3. Home occupation.
- 4. Large day care home.

D. USES PERMITTED IF A USE PERMIT IS ISSUED:

- 1. One-family residence, or a mobilehome in lieu of a one-family residence, provided that for parcels created after January 10, 1984, the lot size must meet the building site requirement establishment in paragraph G.2.
- 2. Second residence.
- 3. Bed and breakfast guest facility subject to the provisions of subsection 5.03.020.C.
- 4. Day care center.
- 5. Retail sales conducted within a building, such as a food, variety, or drug store, convenience market, apparel, store and gift or novelty stores.
- 6. Personal services conducted within a building, such as a bank, insurance or real estate sales, laundromat or laundry business, barber or beauty shop, standard or fast food restaurant, repair shop for shoes, radios, television, and other domestic appliances.
- 7. Professional business, administrative, and medical office.
- 8. Hotel, motel, recreational vehicle park, campground.

9. Auto or truck service station, auto or boat repair service, self serve and non-self serve auto wash; auto or truck parts and supplies.
10. Wholesale and retail sales of building, electrical, or plumbing materials, furniture sales, nursery, farm or ranch supplies.
11. Sales of autos, boats, motorcycles, mobilehomes, agricultural equipment; nursery or garden supplies, and other outdoor sales and storage uses.
12. Bowling alley, theatre, video game center, billard parlor, fraternal organization.
13. Veterinarian, provided kennels are located within a building.
14. Contractor's yard, truck terminal, truck yard, truck repair and wash.
15. Warehouse and mini-storage.
16. Church.
17. Light manufacturing activities that are at a scale commensurate with the size of the community, and do not cause odors, noise, visual or other adverse impacts.
18. Outdoor advertising signs and advertising structures, other than those appurtenant to a permitted use, provided no use permit shall authorize the signs of a permittee to be less than 1000 feet apart when erected on the same side of a public road, or less than 500 feet apart when erected on the opposite side of a public road.
19. Commercial and light industrial condominiums.

E. OTHER USES PERMITTED:

1. The uses allowed by, and subject to the provisions of, section 5.03.010 and, if accessory to a residence, subsection 5.03.020.A.
2. Other uses found to be similar in character and impact to those listed in subsections B and D, as determined in accordance with section 5.06.030.

F. SITE DEVELOPMENT STANDARDS:

1. The development standards established by this subsection apply to all development. However, due to the diversity of areas within which the Mixed Use district may be applied, exceptions to these standards may be allowed for non-residential uses with an approved use permit. Additionally, alternate standards may be approved for a condominium project, as part of the use permit process, if the approving body finds that the proposed development will be of equal or greater excellence in arrangement, design, attractiveness, and compatibility with its surroundings than would result if the routine development standards of this subsection were applied.
2. Minimum building site: The following shall apply, except as otherwise provided in section 5.04.010:
 - a. If within an area designated in the General Plan as a rural community center or towncenter: One (1) acre.
 - b. If outside an area designated in the General Plan as a rural community center or towncenter: Two (2) acres.

3. Yards: The following shall apply, except as otherwise provided in section 5.04.020:
 - a. Front: Twenty (20) feet.
 - b. Side: Fifteen (15) feet.
 - c. Rear: Twenty (20) feet.
4. Maximum structural height: Thirty-five (35) feet, except within forty (40) feet of a residential district, it shall be one (1) story, not to exceed twenty (20) feet, and except as otherwise provided in section 5.04.030.
5. Landscaping: As specified in section 5.04.040.
6. Outdoor lighting: As specified in section 5.04.050.
7. Parking: As specified in section 5.04.060.
8. Signs (appurtenant, non-residential):
 - a. Building signs shall not exceed a combined total size of one (1) square foot in area for each lineal foot of building frontage.
 - b. If there is one hundred (100) lineal feet or more of street frontage, one (1) free standing sign per lot, not to exceed one hundred (100) square feet in size and twenty-five (25) feet in height shall be permitted. For a double faced sign, each face shall not exceed fifty (50) square feet. The sign shall be set back a minimum of twelve (12) feet from the front or street side property line or road right-of-way, and shall be located in an landscaped island equal to a minimum of one-half the total sign area of the freestanding sign. A portion of the allowable sign area may be allocated to combined offsite signs identifying two or more establishments when all are located within this district and share adjoining lots for parking and access.
 - c. If there is less than one hundred (100) lineal feet of street frontage one ground sign not to exceed fifty (50) square feet in size (twenty-five (25) square feet per face if double faced) and forty-two (42) inches in height shall be permitted, except the sign height may be six (6) feet if located thirty-five (35) feet or more from the center of a driveway or a curb return at a street intersection.
 - d. The general appurtenant sign standards shall apply, as specified in section 5.04.070.
9. Screened fencing: As specified in section 5.04.080.
10. Outdoor trash storage (non-residential only): All outside trash storage and collection facilities shall be enclosed by a solid masonry wall or view-obscuring fence at least one (1) foot higher than the trash container.
11. Onsite performance standards:
 - a. Odors: No use shall create objectionable odors readily detectable beyond the property line.
 - b. Dust and smoke: No use shall create dust or smoke that is readily detectable beyond the property line (in addition to meeting all air pollution requirements).
 - c. Vibration: No use shall create vibration detectable without instruments at the property line.
 - d. Electromagnetic interference: No use shall produce electromagnetic interference with normal radio or television service beyond the property line.
 - e. Glare: No use shall create intense light or glare that causes a nuisance or hazard beyond the property line.

- f. Noise, atmospheric emissions, toxic or noxious matter, radiation, heat and humidity, fire and explosive hazards or liquid and solid wastes shall be regulated by applicable county, state or federal standards.
- 12. Development plan: For non-residential uses, an applicant for either a building permit or use permit shall submit a plan which indicates how the standards listed in this subsection will be met. This submittal shall be made on a form prescribed by the Planning Director. If only a building permit is required for the use, then the Director's approval shall be obtained prior to issuance of the permit. If a use permit is required, then the Director's approval shall occur as set forth by the terms and conditions of the use permit.

5.02.270 LIGHT INDUSTRIAL (M-L) DISTRICT

A. PURPOSE:

To provide suitable areas for a variety of low-intensity manufacturing, processing, assembly, and distribution uses which utilize materials that generally are already in a processed form and which do not emit unacceptable or harmful levels of noise, dust, odors, smoke, bright light, vibration, or involve dangerous or explosive materials. This district also provides for a limited range of professional, business, and administrative offices, commercial uses, and other activities which are accessory to permitted industrial uses. This district is consistent with the Industrial (I) general plan designation.

B. USES PERMITTED:

1. If conducted within a building:

- a. Combining, assembly, or packaging of the following:
 - (1) Pharmaceuticals, drugs, toiletries, and cosmetics.
 - (2) Small equipment, instruments, or appliances such as medical, dental, and optical equipment; drafting instruments, watches, clocks, musical instruments, cameras, photographic equipment (except film); hair curling machines or electric razors.
 - (3) Electronic and light electrical equipment, including radios, televisions, and computers.
 - (4) Food products, excluding those that may create obnoxious odors or smoke.
 - (5) Products from the following previously prepared materials: bristles, bone, canvas, cellophane, cloth, cork, feathers, felt, fiber fur, glass, hair, horns, leather (excluding any melting or odorous process), rubber, shells, textiles, tobacco, wood, or yarn.
 - b. Light manufacturing, including:
Manufacture of ceramic products, such as pottery, figurines, and small glazed tile, using only previously pulverized clay; hand tools, cutlery, and kitchen utensils; electronic and light electrical equipment, including radios, televisions, and computers.
 - c. Professional, business, research, or administrative offices, when part of a permitted industrial use.
 - d. Trade school.
 - e. Research and development laboratories.
 - f. Printing, engraving, lithographing, and publishing.
 - g. Data processing or computer services, not including retail sales or repair of equipment.
 - h. Wholesale businesses and sales, warehouses, mini and other storage buildings, and distribution facilities, except those storing or distributing flammable or explosive materials.
2. Wholesale nursery.
 3. Agricultural uses.

4. Uses accessory to the primary use and contained within the same plant site, such as a cafeteria, blueprinting, or printing. This does not include uses open to the general public.
5. Outdoor storage in conjunction with a permitted use, provided:
 - a. Storage is located on the rear portion of the lot; and
 - b. Storage is completely enclosed by a solid wall or fence (with necessary solid gates) not less than six (6) feet in height, unless the storage area abuts a residential district, in which case the screening shall meet the criteria established in paragraph E.10.
 - c. No material shall be stored to a height greater than that of the wall or fence enclosing the storage area.
6. Caretaker's or night watchman's quarters.

C. USES PERMITTED IF A USE PERMIT IS ISSUED:

1. Businesses that provide support services to light industrial uses or that will be primarily used by employees of the industrial uses, including blueprinting, photocopying, coffee shop, or standard restaurant.
2. Television or radio stations.
3. Sales, rental, and repair of truck tractors, and trailers, or other heavy equipment.
4. Machine shop, welding shop, plating business, or cabinet and woodworking shops not included as part of the routine and customary operation of an approved industrial use.
5. Contractors yards; outdoor storage when accessory to a permitted use that does not meet the criteria established in paragraph B.5.
6. Commercial and industrial cleaning and dyeing plants, tire recapping.
7. Truck yard, truck service station, truck terminals, including accessory maintenance or repair activities; truck or heavy equipment wash facilities.
8. Collection and distribution functions for recycling businesses, excluding wrecking yards, metal salvage or storage yards, and wet paper recycling activities.
9. Outdoor advertising signs and structures other than those appurtenant to any permitted use. Such signs and structures shall be at least one thousand (1,000) feet apart when on the same side of a public road and at least five hundred (500) feet apart when on the opposite side of a public road.
10. Light industrial condominiums.

D. OTHER USES PERMITTED:

1. The uses allowed by, and subject to the provisions of, section 5.03.010.
2. Other uses determined to be similar in character and impact to those listed in subsections B and C, as determined in accordance with section 5.06.030.

E. SITE DEVELOPMENT STANDARDS:

1. The development standards for minimum building site area and yards established by this subsection apply to all development. However, alternate standards may be approved for a condominium project as part of the use permit process, if the approving body finds that the proposed development will be of equal or greater excellence in arrangement, design, attractiveness, and compatibility with its surroundings than would result if the routine development standards of this subsection were applied.
2. Minimum building site: Twenty thousand (20,000) square feet, except as otherwise provided in section 5.04.010.
3. Minimum average lot width: Eighty (80) feet.
4. Yards: The following shall apply, except as otherwise provided in section 5.04.020:
 - a. Front: Ten (10) feet.
 - b. Interior side: None, except where the district abuts a residential district it shall be twenty (20) feet, or if it abuts a freeway right-of-way it shall be ten (10) feet.
 - c. Street side: Ten (10) feet.
 - d. Rear: None, except where the district abuts a residential district it shall be twenty (20) feet, or if it abuts a freeway right-of-way it shall be ten (10) feet.
5. Maximum structural height: Forty five (45) feet, except within forty (40) feet of a residential district it shall be one (1) story, not to exceed twenty (20) feet, except as otherwise provided in section 5.04.030.
6. Landscaping: As specified in section 5.04.040.
7. Outdoor lighting: As specified in section 5.04.050.
8. Parking: As specified in section 5.04.060.
9. Signs:
 - a. Building signs shall not exceed a combined size of one (1) square foot in area for each lineal foot of building frontage.
 - b. If there is one hundred (100) lineal feet or more of street frontage one (1) free standing sign per building site not to exceed two hundred (200) square feet in size and thirty (30) feet in height shall be permitted. For double faced sign each face shall not exceed one hundred (100) square feet. The sign shall be set back a minimum of twelve (12) feet from the front or street side property line or road right-of-way, and shall be located within a landscaped island equal to a minimum one-half the total sign area of the freestanding sign. A portion of the allowable sign area may be allocated to combined offsite signs identifying two or more establishments when all are located within this district and they share adjoining lots for parking and access. An additional sign with similar height and size restrictions is permitted if there is over three hundred (300) feet of building frontage.
 - c. If there is less than one hundred (100) lineal feet of street frontage one ground sign not to exceed fifty (50) square feet in size (twenty-five (25) square feet per face if double faced) and forty-two (42) inches in height shall be permitted, except the sign height may be six (6) feet if located thirty-five (35) feet

- or more from the center of a driveway or a curb return at a street intersection.
- d. The general appurtenant sign standards shall apply, as specified in accordance with section 5.04.070.
- 10. Zone walls: As specified in section 5.04.080.
 - 11. Outdoor trash storage: All outside trash storage and collection facilities shall be enclosed by a solid masonry wall or view-obscuring fence at least one (1) foot higher than the trash container.
 - 12. Onsite performance standards:
 - a. Odors: No use shall create annoying odors readily detectable beyond the property line.
 - b. Vibration: No use shall create vibration detectable without instruments at the property line.
 - c. Electromagnetic interference: No use shall produce electromagnetic interference with normal radio or television reception in residential districts or with the function of electronic equipment beyond any property line.
 - d. Glare: No use shall create intense light or glare that causes a nuisance or hazard beyond the property line.
 - e. Noise, atmospheric emissions, toxic or noxious matter, radiation, heat and humidity, fire and explosive hazards, or liquid and solid wastes shall be regulated by applicable county, state or federal standards.
 - 13. Development plan: An applicant for either a building permit or use permit shall submit a site plan which indicates how the standards listed in this subsection will be met. This submittal shall be made on a form prescribed by the Planning Director. If only a building permit is required for the use, then the Director's approval shall be obtained prior to issuance of the permit. If a use permit is required, then the Director's approval shall occur as set forth by the terms and conditions of the use permit.

5.02.280 GENERAL INDUSTRIAL (M) DISTRICT

A. PURPOSE:

To provide areas for all types of industrial uses and uses that are accessory to industrial uses. This district is consistent with the Industrial (I) general plan designation.

B. USES PERMITTED:

1. If conducted within a building:
 - a. Combining, assembly, packaging, or manufacturing of materials that are generally in a processed form which do not emit dust, odors, smoke, or unacceptable levels of noise, including:
 - (1) Pharmaceuticals, drugs, toiletries, or cosmetics.
 - (2) Small equipment, such as medical, dental, or optical equipment, watches, clocks, photographic equipment, or drafting equipment.
 - (3) Radios, televisions, or computers.
 - (4) Food products, excluding those that may create obnoxious odors or smoke.
 - (5) Products from the following previously prepared materials: bristles, bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horns, leather (excluding any melting or odorous process), rubber, shells, textiles, tobacco, wood, or yarn.
 - b. Professional business, research, or administrative offices when part of a permitted use.
 - c. Trade school.
 - d. Research and development laboratory.
 - e. Printing, engraving, lithographing, and publishing.
 - f. Wholesale businesses and sales, warehouse, mini and other storage buildings, and distribution facilities, except those storing or distributing flammable or explosive materials.
2. Uses accessory to the primary use and contained within the same plant site, such as a cafeteria, blueprinting, or printing. This does not include uses open to the general public.
3. Outdoor storage in conjunction with a permitted use, provided:
 - a. Storage is located on the rear portion to the lot; and
 - b. Storage is completely enclosed by a solid wall or fence (with necessary solid gates) not less than six (6) feet in height, unless the storage area abuts a residential district, in which case the screening shall be eight (8) feet high.
 - c. No material shall be stored to a height greater than that of the wall or fence enclosing the storage area.
4. Agricultural uses.

C. USES PERMITTED IF A USE PERMIT IS ISSUED:

1. Businesses that provide support services to industrial uses or will be used primarily by employees of the industrial uses, including blueprinting, photocopying, coffee shop, or restaurant.
2. Repair of truck tractors and trailers, and other heavy equipment.

3. Machine shop, welding shop, plating business, cabinet shop, contractor's yard, or outdoor storage that does not meet the criteria established in paragraph B.3.
4. Commercial or industrial cleaning and dyeing plant.
5. Truck terminal, truck yard.
6. Automobile wrecking yard.
7. Caretaker's or night watchman's quarters.
8. Manufacture or assembly of aircraft, automobiles, boilers, engines, motors and generators, mobilehomes, railroad equipment, trucks, trailers, recreational vehicles, or other products which require use of heavy machinery.
9. Manufacture of acids, alcohol, ammonia, asphalt, cellulose, cement, dyes, fertilizer, film, fireworks, fuel briquettes, gelatin, glass, glue, tar, paint, plaster, plastics, rubber, soap, vinyl floor covering, hazardous chemical products, including acetylene, carbide, caustic soda, chlorine, cleaning and polishing preparations, creosote, exterminating agents, industrial gases, or explosives.
10. Processing plants, including breweries, distillers, wineries; food processing plants and canneries not permitted in the "M-L" District; painting, sandblasting, incinerators, textile bleaching or dyeing; wood processing, including sawmills, planing mills, or pulp mills; metal smelting, alloying, foundaries, drop forges, rolling or other types or ore reduction; rubber processing, power generation plants, petroleum refining, concrete or asphalt batch plants.
11. Storage of potentially objectionable materials, including explosives, fireworks, fuel, gas, manure, flammable liquids and gases, garbage, trash dumps, and piles, junk, or other salvage material, solid waste recycling and disposal facilities.
12. Animal keeping or processing, including dog kennels, stockyards, feeding pens, animal slaughter facilities, dead animal reduction, tannery or curing of raw hides, or bone distillation.
13. Race tracks for motorized and non-motorized vehicles, including bicycles, motorcycles, automobiles, or similar vehicles.
14. All other industrial uses not previously listed.
15. Outdoor advertising signs and structures other than those appurtenant to any permitted use. Such signs and structures shall be at least one thousand (1,000) feet apart when on the same side of a public road and at least five hundred (500) feet apart when on the opposite side of a public road.
16. Industrial condominiums.

D. OTHER USES PERMITTED:

1. The uses allowed by, and subject to the provisions of, section 5.03.010.
2. Other uses found to be similar in character and impact to those listed in subsections B and C, as determined in accordance with section 5.06.030.

E. SITE DEVELOPMENT STANDARDS:

1. The development standards for minimum building sites and yards established by this subsection apply to all development. However, alternate standards may be approved for a condominium project as part of the use permit process if the approving body finds that the proposed development will be of equal or greater excellence in arrangement, design, attractiveness, and compatibility with its surroundings than would result if the routine development standards of this subsection were applied.
2. Minimum building site: Twenty thousand (20,000) square feet, except as otherwise provided in section 5.04.010.
3. Minimum average lot width: Eight (80) feet.
4. Yards: The following shall apply, except as otherwise provided in section 5.04.020:
 - a. Front: Ten (10) feet.
 - b. Interior Side: None, except where the district abuts a residential district it shall be twenty (20) feet, or if it abuts a freeway right-of-way it shall be ten (10) feet.
 - c. Street side: Ten (10) feet.
 - d. Rear: None, except where the district abuts a residential district it shall be twenty (20) feet or if it abuts a freeway right-of-way it shall be ten (10) feet.
5. Maximum structural height: Forty-five (45) feet, except when within forty (40) feet of a residential district, it shall be one (1) story not to exceed twenty (20) feet, except as otherwise provided in section 5.04.030.
6. Landscaping: As specified in section 5.04.040.
7. Outdoor lighting: As specified in section 5.04.050.
8. Parking: As specified in section 5.04.060.
9. Signs:
 - a. Building signs shall not exceed a combined size of one (1) square foot in area for each lineal foot of building frontage.
 - b. If there is one hundred (100) lineal feet or more of street frontage one (1) freestanding sign per building site not to exceed two hundred (200) square feet in size and thirty (30) feet in height shall be permitted. For double faced signs, each face shall not exceed one hundred (100) square feet. The sign shall be set back a minimum of twelve (12) feet from the front or street side property or road right-of-way line and shall be located within a landscaped island equal to a minimum one-half the total sign area of the freestanding sign. A portion of the allowable sign area may be allocated to combined offsite signs identifying two or more establishments when all are located within this district and they share adjoining lots for parking or access. An additional sign with similar height as size restrictions is permitted if there is over three hundred (300) feet of building frontage.
 - c. If there is less than one-hundred (100) lineal feet of street frontage one ground sign not to exceed fifty (50) square feet in size (twenty-five (25) square feet per face if double faced) and forty-two (42) inches in height shall be permitted, except the sign height may be six (6) feet if located thirty-five (35) feet

or more from the center of a driveway or a curb return at a street intersection.

- d. The general appurtenant sign standards shall apply, as specified in section 5.04.070.
- 10. Zone walls: As specified in section 5.04.080.
- 11. Outdoor trash storage: All outside trash storage and collection facilities shall be enclosed by a solid masonry wall or view-obscuring fence at least one (1) foot higher than the trash container.
- 12. Development plan: An applicant for either a building permit or use permit shall submit a site plan which indicates how the standards listed in this subsection will be met. This submittal shall be made on a form prescribed by the Planning Director. If only a building permit is required for the use, then the Director's approval shall be obtained prior to issuance of the permit. If a use permit is required, then the Director's approval shall occur as set forth by the terms and conditions of the use permit.

5.02.290 PUBLIC FACILITIES (PF) DISTRICT

A. PURPOSE:

To be applied to lands upon which public agencies operate public facilities. This district is consistent with all general plan land use designations.

B. USES PERMITTED:

The following uses, if operated as a public use:

1. Office.
2. Park and recreation area.
3. Public facilities not listed in subsection C below that do not emit dust, odor, smoke, bright light, vibration, or unacceptable levels of noise, or which do not involve dangerous or hazardous materials.
4. School or college.

C. USES PERMITTED IF A USE PERMIT IS ISSUED:

The following uses, if operated as a public use:

1. Solid waste disposal facility.
2. Wastewater treatment facility.
3. Correctional institution.
4. Hospital, facilities for the care of mental patients.
5. Human cemetery.
6. Corporation yard.
7. Fairground.
8. Other public facilities that do not meet the criteria established in paragraph B.3 above.

D. SITE DEVELOPMENT STANDARDS:

1. Minimum lot size: None.
2. Yards: The following shall apply, except as otherwise provided in section 5.04.020:
 - a. Front: Twenty (20) feet.
 - b. Street Side: Ten (10) feet.
 - c. Interior Side: None, except where the district abuts a residential district it shall be ten (10) feet.
 - d. Rear: None, except where the district abuts a residential district, it shall be ten (10) feet.
3. Maximum structural height: Thirty-five (35) feet, except as otherwise provided in section 5.04.030.

5.02.300 PLANNED DEVELOPMENT (PD) DISTRICT

A. PURPOSE:

To provide for developments that, because of a mix of building types, land uses, or residential lot sizes, do not fit within the parameter of standard zone districts. Planned developments are under unified control, comprehensively planned, and can provide a mix of uses that could otherwise create land use conflicts. Planned developments often provide common areas and other amenities not normally found in standard types of development. This district is consistent with all general plan designations that provide for substantial residential, commercial, or industrial development, provided the proposed uses are consistent with the General Plan designation(s) within which the project is located.

B. USES PERMITTED:

Any use or combination of uses which are arranged and designed in such a manner as to result in a development which is internally compatible, compatible with surrounding uses, and consistent with the General Plan. In cases involving areas designated by the General Plan as Suburban Residential (SR), multiple family residential uses may be permitted only as a part of a mix of housing types.

C. DENSITY BONUS

If a proposed residential project is located in an area designated by the General Plan as Urban Residential (UR) or Suburban Residential (SR), and meets the planned development concept described in the General Plan, including a mix of housing types, up to a twenty-five (25) percent residential density bonus over that permitted by the General Plan designation(s) may be permitted.

D. APPLICATION:

Applications for a PD district shall contain a conceptual development plan for the project site showing the approximate locations of buildings, building elevations, roads, walkways, parking and landscaping, the proposed uses of the buildings and grounds, staging of the development, and other information which the Planning Director may require to properly evaluate and process the application.

E. SITE DEVELOPMENT:

Prior to construction of site improvements and structures, detailed plans shall be submitted to the Planning Director for checking and approval to ensure reasonably close conformity with the approved conceptual development plans and with the intent of this section. The decision of the Planning Director may be appealed to the Planning Commission, as specified in subsection 5.06.070.C.

F. MODIFICATIONS:

Modifications to approved plans and statements or detailed plans may be permitted if a use permit is issued.

5.02.310 UNCLASSIFIED (U) DISTRICT

A. PURPOSE:

To be applied as a holding district until a precise principal zone district has been adopted for the property. All new uses in this district shall be consistent with all applicable policies of the General Plan.

B. USES PERMITTED:

1. One-family residence, except in areas designated by the General Plan as Commercial (C), Industrial (I) or Mineral Resource (M).
2. All agricultural and timber management uses permitted without a use permit in the in the A-1, TL, and TP districts, if the property is ten (10) acres or smaller. If the parcel is larger than ten (10) acres, the agricultural and timber uses permitted are those agricultural and timber uses permitted without a use permit in the EA, TL, and TP districts.
3. Notwithstanding the provisions of section 5.06.050 and subsection D of this section, any mobilehome lawfully installed without a foundation system prior to July 1, 1982, may be replaced with another mobilehome without a foundation, system if the replacement mobilehome is certified under the National Mobilehome Construction and Safety Act of 1974, and all other requirements of law relating to the installation of mobilehomes without a foundation system have been met.

C. USES PERMITTED IF AN ADMINISTRATIVE PERMIT IS ISSUED, AND SUBJECT TO THE PROVISIONS OF SUBSECTION 5.03.020.B:

1. Mobilehome, in lieu of a one-family residence.
2. The following uses, if they are accessory to a one-family residence or mobilehome, and the mobilehome has an approved administrative permit, unless the mobilehome was legally installed before an administrative permit was required.
 - a. Senior citizen residence.
 - b. Guest house.
 - c. Home occupation.

D. USES PERMITTED IF A USE PERMIT IS ISSUED:

1. Outdoor advertising signs and structures other than those appurtenant to any permitted use. Such signs and structures shall be located in areas designated by the General Plan as Commercial (C) or Industrial (I), shall be at least one thousand (1,000) feet apart when on the same side of a public road and at least five hundred (500) feet apart when on the opposite side of a public road.
2. All other uses not otherwise prohibited by law and not inconsistent with any portion of the General Plan.

E. SITE DEVELOPMENT STANDARDS:

1. Minimum building site: The same as the minimum building site required by the appropriate zone district that would be used to implement the general plan designation applied to the lot, provided, in any case, no lot shall be less than 8,000 square feet.

2. Yards: The same as the yard requirements established by the appropriate zone district that would be used to implement the general plan designation applied to the lot.
3. Maximum structural height: The same as the height requirements established by the appropriate zone district that would be used to implement the general plan designation applied to the lot.
4. Parking: As specified in section 5.04.060.

5.02.320 AGRICULTURAL PRESERVE (AP) DISTRICT

A. PURPOSE:

To be combined with the EA district to identify the precise boundaries of agricultural preserves, and to provide such additional regulations regarding the use of land as are necessary to comply with provisions of law applicable to agricultural preserves.

B. USES PERMITTED:

1. All uses permitted in the EA district, provided the administrative permit and use permit requirements of the EA district shall apply.
2. If the area of the AP district, or any portion thereof, is subject to a contract between the owner and the County of Shasta under the California Land Conservation Act of 1965, those uses listed in said contract as uses compatible with agriculture shall, within the area covered by said contract, be additional permitted uses.

5.02.330 BUILDING SITE (B) DISTRICT

A. PURPOSE:

To be combined with any principal district to modify the minimum building site standard otherwise applicable in the principal district.

B. USES PERMITTED:

All uses permitted in the principal district with which this district is combined, provided the administrative and use permit requirements of the principal district shall apply.

C. SITE DEVELOPMENT STANDARDS:

1. The following minimum building site standards shall apply to all principal districts with which the following districts are combined:
 - a. B: The minimum building site expressed in thousands of square feet, as indicated by a number following the hyphen (e.g., B-8 means 8,000 square foot minimum building site).
 - b. BA: The minimum building site expressed in acres, as indicated by a number following the hyphen (e.g., BA-5 means 5 acre minimum building site).
 - c. BSM: The minimum building site is the area of the individual lot, as shown on a recorded parcel or final map. If no map has been recorded, the lot that was to be divided shall be subject to the regulations of the principal district, but only to the extent that the regulations do not conflict with the approved tentative map or its conditions of approval, until the map approval expires or is relinquished by the property owner. Intended to be applied only where no further land divisions are expected.
2. The following building site limitations shall apply to all principal districts with which the following districts are combined:
 - a. BL: The number of building sites existing and allowed to be created is limited to a maximum of the number following the hyphen (e.g., BL-3 means a maximum of three building sites are allowed). This is intended to be applied to lots that qualify for more than one building site, based on allowed general plan densities, but are limited in the number of building sites allowed because a portion of the residential density applicable to the lot has been utilized to create other lots in the vicinity (density averaging). The minimum building site shall be determined by the principal district.
 - b. BP: Further division of the lot cannot occur until the access road is constructed to County development standards, including paving.
3. All other site development standards of the principal district must be met in order to qualify for the minimum building site or number of buildings allowed by the B district.

5.02.340 RESTRICTIVE FLOOD (F-2) DISTRICT

A. PURPOSE

To be combined with any principal district to minimize or avoid hazards to life and property from flooding in the regulatory flood zone established by the Federal Emergency Management Agency, pursuant to the Flood Disaster Protection Act of 1973, and in other areas of significant flood hazard. These regulations apply in all districts combined with this district, provided that in case of conflict between the regulations of the principal district and this district, the more restrictive regulations control.

B. USES PERMITTED:

All uses permitted in the principal district with which this district is combined, provided the administrative permit and use permit requirements of the principal district shall apply.

C. LAND DIVISIONS:

Applications for all land divisions shall include current regulatory flood elevation data. Such data shall be shown on the recorded map.

D. BUILDING PERMIT SITE PLANS AND FINDINGS:

1. Every building permit application shall include plans and specifications for all proposed construction; elevations in relation to mean sea level of the lowest habitable floor of residential structures, including basements, or, for non-residential structures, elevations to which it has been flood-proofed; and such other information as the Planning Director or Chief Engineer of the Shasta County Water Agency may require.
2. No building permit shall be granted unless the Building Official makes the following findings. If a use permit is required, the findings shall be made before the use permit is approved.
 - a. The design and construction of all proposed improvements, including any man-made change or unimproved real property, are consistent with the need to minimize flood damage, and
 - b. Drainage is designed to reduce exposure to flood hazards.

E. DEVELOPMENT STANDARDS:

Notwithstanding, the provisions of subsections B, C, and D, all uses are subject to the following conditions and restrictions:

1. Every structure shall be designed or anchored to prevent flotation, collapse or lateral movement of the structure, or portions of it, due to flooding. In the case of mobilehomes not on foundations, methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors.

2. All construction materials shall be resistant to flood damage, construction methods and practices which will minimize flood damage shall be used, and all public utilities shall be located and constructed to minimize flood damage.
3. New or replacement domestic water supply systems and sewage disposal systems shall be designed and installed to prevent infiltration and discharges into flood waters.
4. The lowest floor, including the basement, of all residential structures or substantial improvements to existing residential structures shall be constructed at least one foot above the base flood level.
5. The lowest floor, including the basement, of all non-residential structures, or substantial improvements to existing non-residential structures may be below the base flood level, provided the structure, utilities, and water and sewage disposal facilities are flood-proofed to a point at least one foot above the base flood level. When flood-proofing is required, a registered civil engineer or licensed architect shall certify that the flood-proofing methods are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces, and other factors associated with the base flood level.
6. For each mobilehome to be installed without a foundation system, including all mobilehomes inside a mobilehome park or mobilehome subdivision and all mobilehomes outside of a mobilehome park or mobilehome subdivision, the stand or lot shall be elevated so that the lowest floor of the mobilehome will be at least one foot above the base flood level, adequate surface drainage and access for a hauler shall be provided, and in the case of elevation of pilings, the lots shall be large enough to permit steps, piling foundations shall be placed in stable soil and no more than 10 feet apart, and reinforcement shall be provided for pilings more than six feet above ground level. This paragraph does not apply to existing mobilehome parks and mobilehome subdivisions when the repair, reconstruction, or improvements of streets, utilities, and pads is less than 50 percent of the value of the streets, utilities, and pads before the repair, reconstruction, or improvement has commenced.
7. All permits from governmental agencies whose approval of development in the restrictive flood zone is required by federal or state law, shall be obtained prior to commencement of construction or installation of any structure, mobilehome, or water supply or sewage disposal system.
8. No work that alters or relocates any portion of a watercourse shall diminish the flood carrying capacity of the watercourse within the area of alteration or relocation.

F. EXEMPTIONS:

Exemptions to the provisions of this section may be made if a variance is obtained, as provided in section 5.05.010. Such exemptions are subject to the provisions of §60.6 of Title 44 of the Code of Federal Regulations.

5.02.350 MOBILEHOME (T) DISTRICT

A. PURPOSE:

To be combined with selected principal districts to provide areas where mobilehomes may be located in addition to uses otherwise permitted by the principal district.

B. DISTRICTS WITH WHICH THE T DISTRICT MAY BE COMBINED:

1. Light Agricultural (A-1)
2. Timberlands (TL)
3. Habitat Protection (HP)
4. National Recreation Area - Shasta Unit (NRA-S)
5. Limited Residential (R-L)
6. Rural Residential (R-R)
7. Interim Rural (I-R)

C. USES PERMITTED:

1. Mobilehome, in lieu of a permitted one-family residence.
2. All uses permitted without an administrative or use permit in the principal district.

D. USES PERMITTED IF AN ADMINISTRATIVE PERMIT IS ISSUED:

1. Family care residence, subject to the provisions of subsection 5.03.030.B.
2. All uses permitted with an administrative permit in the principal district.

E. USES PERMITTED IF A USE PERMIT IS ISSUED:

1. All uses permitted with a use permit in the principal district.
2. Mobilehome, in lieu of a one-family residence, when the regulations of the principal zone district require a use permit for a one-family residence.
3. Second mobilehome, in lieu of a second one-family residence, when the regulations of the principal district require a use permit for a second one-family residence.

F. COMPATIBILITY FINDING:

In any hearing before the Planning Commission or Board of Supervisors to consider reclassifying land to include the T district, the use of the land for a mobilehome shall first be found to be compatible with the use of the land for a one-family residence. In determining compatibility, the character of existing residential and other uses in the vicinity, the effect of topographic and other natural features on the visibility of the mobilehome from these existing uses, and the distances between the mobilehome and each of these uses shall be considered.

5.02.360 SCENIC HIGHWAY (SH) DISTRICT

A. PURPOSE:

To be combined with any principal district to protect the visual qualities of scenic corridors along official scenic highways, by maintaining the corridor in as natural a state as is feasible, while allowing development consistent with applicable general plan policies.

B. USES PERMITTED IF A USE PERMIT IS ISSUED:

The uses permitted and uses requiring an administrative or use permit in the principal district, if the development standards contained in subsection C are met.

C. SITE DEVELOPMENT STANDARDS:

1. The development standards of this district shall prevail over any conflicting regulation of any principal district with which this district is combined.
2. New structures shall be situated on the property where, to the extent feasible, they will be the least visible from the scenic highway. Structures shall be clustered when possible, leaving remaining areas in a natural state, or landscaped to be compatible with the scenic quality of the area.
3. Structures shall blend into the surrounding environment by location, design, use of building materials, and neutral colors.
4. For commercial and industrial developments or mining operations, vegetation shall be planted and maintained according to an approved landscape plan or reclamation plan. Natural vegetation shall be retained where it enhances the scenic quality of the area.
5. Grading shall be minimized and the property revegetated upon completion of construction.
6. New utilities shall be underground, where feasible.
7. New transmission towers shall be diverted from scenic corridors, if possible; otherwise, they shall be located in inconspicuous areas.
8. Appurtenant signs shall be permitted as allowed by the principal district with which it is combined, except a permitted free standing sign shall not exceed fifty (50) square feet (twenty-five (25) square feet per side for double faced signs) and twenty (20) feet in height. No outdoor advertising signs shall be permitted.
9. The site development standards of this district may be modified with a use permit, provided the proposal will be of equal or greater excellence in arrangement, design, or attractiveness than would occur if the routine standards of this section were applied.

5.02.370 SPECIFIC PLAN (SP) DISTRICT

A. PURPOSE:

To be combined with any principal district to identify areas where specific plans are adopted.

B. USES PERMITTED:

All uses permitted in the principal district, provided the administrative and use permit requirements of the principal district shall apply, and further provided the uses are consistent with the provisions of the applicable specific plan.

C. SITE DEVELOPMENT STANDARDS:

The site development standards of the principal district and the provisions of the specific plan shall apply, provided, in the case of conflict between the two, the more restrictive regulation shall prevail, unless otherwise provided.

5.02.380 DESIGN REVIEW (DR) DISTRICT

A. PURPOSE:

To be combined with any principal district for one or more of the following purposes:

1. To protect areas having unique environmental, physical, historical, or scenic features.
2. To promote development which features a variety of amenities and design features.
3. To encourage creative approaches to use of land and related physical development.
4. To obtain the advantages of coordinated, flexible, comprehensive, long-range planning.
5. To ensure compatibility with surrounding land uses.
6. To protect the public's health and safety.

The regulations of this district prevail over any conflicting regulation of any principal district with which this district is combined.

B. USES PERMITTED IF A USE PERMIT IS ISSUED:

The uses permitted and uses permitted with an administrative or use permit in the principal district.

C. SITE DEVELOPMENT STANDARDS:

Development standards shall, in the aggregate, meet or exceed the standards prescribed by the regulations for the principal district.

D. COMPATIBILITY OF USE PERMITS IN THE DR DISTRICT:

In addition to the findings required by subsection 5.05.020.E, the Board of Administrative Review or Planning Commission shall also find the proposed use to be compatible with the purpose of this section.

5.02.390 REDDING AIRPORT SPECIFIC PLAN (ASP) DISTRICT

A. PURPOSE:

To be combined with appropriate principal districts for the following purposes:

1. To identify the areas where the Redding Municipal Airport Area Specific Plan is applicable.
2. To recognize the importance of the Redding Municipal Airport (Airport) as a regional transportation facility and to prevent incompatible development in the vicinity.
3. To protect the health, safety, and welfare of persons residing and working within the area of Airport influence.
4. To comply with applicable federal and state regulations and standards as they relate to the subjects of noise and safety to assure compatibility of uses in and around the Airport.
5. To compile all references to standards, ordinances, and policies concerning the Airport in one ordinance.
6. To implement standards and policies adopted by Specific Plan No. 2-82 (Airport Plan) and General Plan Amendment 1-82 for the Redding Municipal Airport.

B. APPLICABILITY:

1. The following regulations apply in all districts combined with the ASP district, and prevail over any conflicting regulation of any principal or combined district with which the ASP district is combined.
2. The policies and standards of the Redding Municipal Airport Specific Plan, Specific Plan No. 2-82 (Airport Plan), shall prevail over any zoning or other ordinances or regulations which may conflict with the standards and policies of the Airport Plan.
3. The ASP district may be combined with all zone districts applied to land within the boundary of the Airport Plan.

C. DEFINITIONS:

For the purposes of the ASP district, whenever the terms listed in this subsection are used in the Airport Plan and this section, they shall mean the following:

1. Building Maintenance Service: A business which provides upkeep of residential, commercial, or industrial buildings or grounds similar in character and impact to window cleaning, disinfecting, exterminating, janitorial, chimney cleaning, or grounds maintenance activities.
2. Business Support Service: A business which provides technical or clerical assistance similar in character and impact to direct mail advertising, blueprinting or photocopying, duplicating or mimeographing, letter writing, stenography or typing, temporary help or telephone message services to other businesses.
3. Communications Service: Businesses engaged in activities similar in character and impact to telephone or telegraph communications, radio or television broadcasting or cablevision.

4. Consumer Repair Service: A business engaged in activities similar in character and impact to radios and television repair, refrigeration and air conditioning service, appliance repair, watch, clock or jewelry repair, or furniture upholstery or repair.
5. Laundry Service: Laundry or garment services similar in character and impact to commercial laundries, garment pressing, agents for laundries and dry cleaners, diaper service or linen supply. Industrial launderers and carpet and upholstery cleaning plants are not included.
6. Light Manufacturing: The fabrication or assembly of products using materials that are generally in a processed form or the casting or molding of products from metals or plastics when the activities do not have nuisance features due to unacceptable emissions of noise, dust, odors, smoke, bright lights, vibration, or involve dangerous or explosive materials, and they are conducted wholly within a building.
7. Manufacturing: Light manufacturing activities other than those represented by the definition of "Light Manufacturing", which may be objectionable due to the potential for creation of noise, dust, odor, smoke, or vibration, or which involve outdoor storage of parts or materials.
8. Personal Service: A business providing services similar in character and impact to a barber, beautician, cosmetologist, cobbler, or tailor.
9. Personal Improvement Service: Businesses or schools similar in character and impact to those engaged in providing training for personal activities, such as automobile driving, vocational or trade training, or arts or music appreciation.
10. Processing: The compounding of products, including the cleaning, handling, or packaging thereof, when the activities do not emit an unacceptable or injurious level of noise, dust, odors, smoke, bright lights, vibration or involve dangerous or explosive materials, and they are conducted wholly within a building.
11. Recycling Center: Establishments primarily engaged in assembling, breaking up, sorting, and shipping of scrap metal, paper, or glass products. This category does not include auto dismantling or metal salvage or storage operations or wet paper processing activities.
12. Retail Sales: Accessory retail sales that are clearly subordinate, incidental, and related to an approved or permitted primary use.

D. AIRPORT HAZARDS ZONING ORDINANCE EFFECT:

The provisions of the "Redding Municipal Airport Hazard Zoning Ordinance" (Airport Hazards Ordinance), Shasta County Ordinance Code, Part 7, Division 5, Chapter 6 are hereby declared to be a part of the ASP District. In the case where conflict occurs as a result of this subsection, the more stringent regulations shall apply.

E. USES PERMITTED:

All uses permitted without an administrative or use permit in the principal or combined districts with which this district is combined, in addition to those uses permitted in the respective Airport Plan designation, provided that no use shall be permitted, and no use shall be operated or maintained in any manner that conflicts with the policies, standards, or regulations of the Airport Plan, or the Airport Hazards Ordinance.

F. USES PERMITTED IF A USE PERMIT IS ISSUED:

All uses permitted with a use permit in the principal or combined district with which this district is combined, in addition to those uses requiring a use permit in the respective Airport Plan designation, provided that no use permit shall be issued for any use, the operation or maintenance of which will conflict with the policies, standards or regulations of the Airport Plan or the Airport Hazards Ordinance.

G. SITE DEVELOPMENT STANDARDS:

The development standards of a principal or combined district for or pertaining to required building site and dimensions, structures, parking and loading facilities, landscaping, screening, signing, and outdoor storage apply in any combined district that includes this district, provided no dimension or limitation or standard shall conflict with the policies, standards, or regulations of the Airport Plan or the Airport Hazards Ordinance. However, the standards hereinafter listed in the ASP district shall be minimum standards required in all principal and combined zones, and shall prevail over any conflicting standard set forth in the principal or combined zone, or the Airport Hazards Ordinance.

1. Yard and landscaping requirements:

- a. No structure, except identification signs as listed in the Airport Plan, shall be built or placed within the front yard or side yard facing a street on a corner. Walkway and driveway openings and improvements are not included in this limitation. Also excluded from this limitation are parking areas located beyond the required landscaped area.
- b. Landscaping and screening shall be placed as required by the Airport Plan, provided that for development sites with lot frontage on Airport Road, a ten (10) foot wide strip adjacent to and measured from the front property line shall be landscaped with living plant materials. The living plant material shall include trees of a specie and type suited to the area climate zone planted forty (40) feet on center with a minimum of three (3) trees per lot. Any portion of a front yard area not improved and used for parking shall be landscaped. Non-plant landscaping materials may be used.
- c. All vegetative areas shall be provided with an adequate and permanent watering system and all planted materials shall be maintained in a living condition.
- d. All landscaped areas shall have the perimeter enclosed by either a concrete curb having a minimum height of six (6) inches or a wooden frame constructed from materials such as railroad ties or other heavy lumber materials which measure no less than six (6) inches in diameter or six (6) inches square.
- e. All plant material within a thirty (30) foot triangle at the intersection of two streets and a fifteen (15) foot triangle at the intersection of driveways and streets shall be no more than two (2) feet in height above the curb level.

2. Buildings and parking facilities
 - a. Main buildings should be oriented such that all loading docks, bays, storage areas, or facilities will be located to the side or rear of the building site.
 - b. All commercial and industrial buildings and accessory structures should either be painted or constructed of materials of neutral or earth tone colors.
 - c. Parking standards and dimensions shall be as specified in section 5.04.060.
3. Signs and Lighting:
 - a. All signs shall be unlighted or have indirect illumination in which the light source is from within the sign cabinet or from an outside fixture which distributes the light evenly on the sign.
 - b. A sign shall not flash, scintillate, move, change color or intensity, or contain any part or attachment which does the same.
 - c. Building mounted signs shall not extend above the roofline of the building to which they are attached.
 - d. Night lighting shall be directed downward, shall not glare into adjoining residentially zoned land or onto public streets, and shall not interfere with the operations of the Redding Municipal Airport.
4. Outdoor storage and trash storage areas:
 - a. All outdoor storage areas shall be screened from public view by fencing of a height and type described in the "Landscaping and Screening" section of the applicable Airport Plan designations and paragraph 5.
 - b. All outside trash storage and collection facilities shall be enclosed by a solid masonry wall or view-obscuring fence not less than six (6) feet in height. The maximum height of the screening shall not exceed one (1) foot above the height of the trash receptacle.
5. Fencing:
 - a. When fencing or buffering is required by the Airport Plan to separate commercial or industrial uses which adjoin a residential district, it shall be constructed of materials and located in the manner specified by the Plan.
 - b. When fencing is otherwise required, it shall be constructed and located in accordance with the standards of the combined zone district or other applicable zoning plan regulations.
6. Development plan: For areas designated by the Airport Plan as agricultural, residential, or greenway, the Planning Director may waive the requirements for a development plan required by any combined district if he finds that it is not necessary to accomplish the objectives of the Plan.

CHAPTER 5.03
SPECIAL USES

5.03.010 USES PERMITTED IN ALL DISTRICTS, WITH CERTAIN EXCEPTIONS

There are certain land uses that are an integral part of the County which, because of their reliance on the County's natural resource base, must necessarily operate where the resource is located. There are other types of uses which depend on varying geographic conditions or locational requirements that do not fit within a standard zone district and, therefore, must be reviewed on a case by case basis. The following uses may be located in all districts subject to the specified requirements listed in this section, unless a provision or exception is expressly or impliedly limited in application to certain districts, or a provision or exception directly conflicts with a specific district regulation.

- A. MINING: The exploration for or removal of minerals, rock, sand, gravel, topsoil, or steam for commercial purposes may be allowed, provided a use permit is issued in each case. The provisions of Part 7, Division 11, section 4950 et seq. (Surface Mining and Reclamation) shall apply. This provision shall not apply to the Mineral Resource (MR) District, the onsite excavation or removal of materials preparatory to building construction, or where such removal is motivated by land leveling as its prime objective, nor to the area within the designated floodway of waterways in which gravel removal is prohibited.
- B. SMALL HYDROPOWER FACILITY: Small hydropower facilities may be permitted with an approved administrative permit, if all of the following are met:
1. The project is located in an EA, TP, TL, MR, F-1, M-L, M, or PF district.
 2. The height of the diversion structure, the amount of water to be impounded by it, and the electrical capability of the facility will qualify the project for an exemption from the licensing requirements administered by the Federal Energy Regulatory Commission.
 3. The level of mechanical noise generated by the facility, when measured at the property lines of the site on the CNEL scale, shall not exceed the higher of either 55 dbA or 3 dbA higher than the ambient noise level on properties adjoining the project site.
 4. A grading plan is submitted to the Planning Department for review and approval by the Department of Public Works. The plan shall include all provisions necessary to stabilize and revegetate all land temporarily or permanently disturbed by the construction and operation of the facility.
 5. Security acceptable to the County has been filed by the owner or operator of the facility with the Planning Department to insure compliance with the requirements of paragraph 4, above. The amount of any security filed by the owner or operator of the facility with the Department of Fish and Game or the Regional Water Quality Control

Board may be used to offset part or all of the security required under this subparagraph.

6. The proposed project meets the requirements of the California Department of Fish and Game.
7. The proposed project meets the requirements of the Regional Water Quality Control Board.
8. The project sponsor receives the necessary license or exemption from the Federal Energy Regulatory Commission.
9. The proposed project meets applicable requirements of the U.S. Fish and Wildlife Service.
10. The project sponsor owns or has the concurrence of the property owner of the site on which the project will be located.
11. If, in the course of development, any archaeological, historical, or paleontological resources are uncovered, discovered, or otherwise detected or observed, construction activities in the affected area shall cease and a qualified archaeologist shall be contracted to review the site and advise the County of the site's significance. If the findings are deemed significant by the Environmental Review Officer, appropriate mitigation measures shall be required.

If any of the above criteria are not met, the facility may be permitted if a use permit is issued for it.

- C. FOREST MANAGEMENT: Forest management activities, as described in the California Forest Practices Act, are permitted as long as the regulations of the Forest Practices Act, along with other applicable State regulations, are met.
- D. FISH AND WILDLIFE ENHANCEMENT PROJECTS: As approved by the Department of Fish and Game.
- E. AGRICULTURAL ACCESSORY BUILDING: Agricultural accessory buildings are permitted uses, provided the size of the property on which the building(s) is to be located meets the minimum acreage requirements for full-time agricultural operations, as described in columns 1, 2, and 4 of subparagraph 5.02.020.F.1.a.
- F. ASSEMBLAGE OF PEOPLE: Except in R-1, R-2, R-3, RM, and MHP districts, circuses, carnivals, open air theaters, race tracks, boat races, or similar uses involving temporary or intermittent assemblages of people, automobiles, or boats, and that do not involve permanent structural improvements, may be permitted if a use permit is issued in each case (not including fraternal or service groups), and it is determined that the proposal will not adversely impact surrounding properties.

- G. DIRECTIONAL AND OTHER OFFICIAL SIGNS AND NOTICES: Those types of outdoor advertising signs that qualify under Title 4, Chapter 6, Subchapter 4 of the California Administrative Code (Outdoor Advertising), including official signs and notices, public utility signs, service club and religious notices, and directional signs are permitted uses, except use permits must be issued for private directional signs. All of these signs may locate without regard to distances from other outdoor advertising signs. Outdoor advertising signs shall be subject to the requirements of section 5.04.070.
- H. REAL ESTATE SIGNS: For sale or lease signs are permitted uses provided that, for residential lots, there are not more than two (2) signs per lot, each sign not exceeding six (6) square feet in size, or for commercial or industrial lots, one (1) sign not to exceed thirty-two (32) square feet in size. In addition to the onsite signs described above, if there are five (5) or more lots for sale, one (1) onsite and one (1) offsite subdivision sign, each not to exceed thirty-two (32) square feet in size, are permitted.
- I. PUBLIC USES AND PUBLIC UTILITIES: Public uses and public utilities are permitted if a use permit is issued, provided the use is found to be compatible with, and will not adversely impact, surrounding land uses, except that public utility transmission lines, towers, distribution poles and lines, regardless of height, and gas pipelines are permitted uses.
- A use permit shall not be issued for a public use or utility in a resource district unless findings are made that there is not a reasonable alternative site outside of a resource district, and the impacts from the project on the resource land have been reduced to the lowest reasonable level.
- J. AIRCRAFT LANDING SITES: Except in R-1, R-2, R-3, RM, and MHP districts, airports, landing strips, and heliports are permitted if a use permit is issued.

5.03.020 USES PERMITTED WITH A RESIDENCE OR IN SELECTED RESIDENTIAL DISTRICTS,
SUBJECT TO CERTAIN CRITERIA AND STANDARDS

There are certain land uses which, because of their characteristics, are permitted in residential areas, provided they meet appropriate standards. The following uses may be permitted in conjunction with residential uses, subject to the criteria and limitations of this section.

A. USES PERMITTED IN CONJUNCTION WITH A RESIDENTIAL USE:

1. ACCESSORY BUILDINGS AND USES: In any district which permits a residence, the following subordinate buildings or uses are also permitted, unless otherwise specified by a particular district, provided that in districts in which a use permit is required for a residence, the use permit is issued. This provision does not apply to family care mobilehomes, senior citizen residences, guest houses, servant's quarters, or any other building used for human occupancy.
 - a. An attached or detached private garage or other type of private residential accessory building, greenhouse, or a combination of accessory buildings, that have a combined total of not more than one thousand (1000) square feet of roof area. Additional space may be permitted if a use permit is issued. Any building under one hundred twenty (120) square feet of roof area shall not be considered a part of the one thousand (1,000) square foot criteria.
 - b. Small day care home.
 - c. Residential care facility.
2. PRIVATE STABLES: In districts which do not list livestock as a permitted use, horses and private stables may be permitted, if the following criteria are met:
 - a. The minimum lot area upon which a horse may be kept is one (1) acre and one (1) horse may be kept for each one-half ($\frac{1}{2}$) acre.
 - b. Stables and paddocks shall be located not less than twenty (20) feet from the side or rear property lines, not less than fifty (50) feet from the front property line, and not less than forty (40) feet from any dwelling on the same or adjacent property.
3. TEMPORARY TRAILER: Notwithstanding any other provision of this division, a mobilehome or travel trailer may be temporarily placed in any district for residential occupancy by the owner of the building site during construction of a one-family or two-family residence, provided the requirements of section 3710 are met, and one-family or two-family residences are permitted in the district, or in districts in which a use permit is required for such a residence, the use permit is issued.

B. USES PERMITTED WITH AN ADMINISTRATIVE PERMIT IN SELECTED DISTRICTS THAT PERMIT A RESIDENCE.

With an administrative permit, the following uses may be located in zone districts which permit them, subject to the following criteria and limitations:

1. FAMILY CARE RESIDENCE:

a. One mobilehome may be temporarily placed on a lot, in addition to a permitted dwelling, provided:

- (1) The applicable district regulations permit mobilehomes, if an administrative permit is required for a permanent mobilehome as the principal dwelling, the administrative permit is issued, unless the mobilehome was lawfully installed and predates the administrative permit requirement; and
- (2) The temporary mobilehome is for the exclusive use and temporary in-home care of a grandparent or grandparents, parent or parents, siblings, children, or grandchildren of the occupant of the principal dwelling unit; or the principal dwelling unit may be designated as the family care residence, in which case the temporary mobilehome shall be utilized by the relative providing the care; and
- (3) The County Health Officer and a licensed physician or a social worker have confirmed that there is an existing medical or social need for such temporary in-home care; and
- (4) The intended occupants of the mobilehome cannot reasonably be housed in the principal dwelling unit. The applicant shall provide a floor plan and information regarding the number of occupants that substantiates the need for a family care mobilehome; and
- (5) All requirements of the County Health Department are met.

b. Mobilehomes placed under this subsection shall meet the following requirements:

- (1) The body of the mobilehome, excluding the chassis, shall not be larger than a single-wide unit. Measurement of width shall not include any permanently attached portion of the mobilehome which folds into the main body for transportation; and
- (2) The axle shall remain on the unit; and
- (3) Skirting may be affixed to the mobilehome for energy conservation, but no skirting or other improvement shall be affixed to or placed adjacent to the mobilehome which may limit its mobility; and

- (4) The mobilehome shall be currently registered pursuant to Chapter 4.7 (commencing with section 18075) of Part 2 of Division 13 of the California Health and Safety Code.
- c. The term of any administrative permit issued pursuant to this subsection shall be one year, provided, notwithstanding the provisions of section 5.05.050.E., the permit shall be renewable annually for not more than two one-year terms. Application for renewal shall be made prior to expiration of the permit, and shall include payment of a renewal fee, as set by resolution of the Board of Supervisors and confirmation by the Health Officer and a licensed physician or social worker of medical or social need for continuing temporary in-home care for the occupant(s) of the mobilehome.
- d. In case of expiration of the permit or termination of use of the mobilehome by other than expiration of the term, the mobilehome shall be removed from the property within 30 days of the date of expiration or termination, and the mobilehome shall not be occupied during that period.
2. SENIOR CITIZEN RESIDENCE: A senior citizen residence may be constructed on a lot, in addition to a permitted one-family residence, provided:
- a. It shall be attached to, and have internal circulation with, the principal dwelling, and shall be architecturally compatible with the principal dwelling.
- b. It shall not be a mobilehome.
- c. It shall not exceed 640 square feet of floor area.
- d. Parking shall be provided as specified in section 5.04.060.
- e. All requirements of the Division of Environmental Health are met.
- f. All site development standards required by the district in which the unit is located shall be met.
- g. There is one dwelling unit, and only one dwelling unit, on the lot.
- h. It will be occupied by no more than two adult persons who are 60 years of age or over.
- i. The property owner shall sign an agreement providing that, if the senior citizen residence is not operated or conducted as set forth herein, the building or portion thereof shall be removed or modified to be in conformance with the appropriate district requirements. The Planning Director shall furnish and record an agreement in the office of the County Recorder of Shasta County, which shall serve as a covenant running with the land for the benefit of the County of Shasta.

3. GUEST HOUSE: A guest house may be constructed on a lot, in addition to a permitted one-family residence, provided:
- a. It shall be constructed without kitchen or cooking facilities, and shall be clearly subordinate, incidental to, and architecturally compatible with the principal residence on the same building site.
 - b. Neither the principal residence or the guest house shall be a mobilehome.
 - c. Only one guest house shall be permitted on a lot and no guest house shall be permitted on a lot which has more than one (1) dwelling unit.
 - d. It shall not be located in any required yard area. A detached guest house shall be behind the main residence, and shall not be closer than six (6) feet from the nearest point of the main residence.
 - e. A detached guest house shall not exceed 640 square feet in size, and shall not exceed a height of twenty (20) feet.
 - f. No guest house or any part thereof shall be rented, let, or leased separately from the principal residence, whether compensation be direct or indirect.
 - g. Parking shall be provided, as specified in section 5.04.060.
4. SERVANT'S QUARTERS: Servant's quarters may be constructed on a lot, in addition to a permitted one-family residence, provided:
- a. It shall be for the exclusive use of persons employed by the residents of the principal residence to provide domestic services.
 - b. It shall be clearly subordinate, incidental to, and architecturally compatible with the principal residence on the same building site.
 - c. Neither the principal residence or the servant's quarters shall be a mobilehome.
 - d. No servant's quarters shall be permitted on a lot which has more than one (1) dwelling unit.
 - e. Servant's quarters shall not be located in any required yard area. Detached servant's quarters shall be behind the primary residence and shall not be closer than six (6) feet from the nearest point of the principal residence.
 - f. Servant's quarters shall not exceed 640 square feet in size and, if detached, shall not exceed twenty (20) feet in height.

- g. Parking shall be provided, as specified in section 5.04.060.
5. HOME OCCUPATION: A home occupation may be established on a lot, in addition to a permitted residential use, provided:
- a. There shall be no exterior evidence of the conduct of a home occupation, including, but not limited to, outside storage, electrical interference, dust, smoke, vibration, noise, odors, fumes, or advertising signs of any kind.
 - b. It is conducted in the home, an attached garage, or in a residential accessory building.
 - c. The floor space occupied by a home occupation shall not exceed 25 percent of the floor space of the dwelling unit if located within the dwelling unit, or four hundred (400) square feet if in an attached garage or residential accessory building.
 - d. Except for articles produced on the premises, no stock-in-trade may be displayed or sold on the premises.
 - e. It shall be conducted only by persons residing at the dwelling unit in which the home occupation exists. No other persons may be engaged in or employed for purposes of a home occupation.
 - f. It will generate no customer vehicle trips. If the home occupation will generate customer vehicle trips a use permit must be secured in lieu of an administrative permit and may be granted only if the number of customer vehicle trips does not exceed the following criteria:
 - (1) If the lot is one (1) acre or less in size up to four customer vehicle trips may be permitted daily.
 - (2) If the lot is larger than one (1) acre in size up to eight customer vehicle trips may be permitted daily.
6. LARGE DAY CARE HOME: A large day care home may be established on a lot, in addition to a permitted residential use, provided:
- a. The maximum number of children at any time shall be twelve (12). This includes the licensee's children and assistant's children under the age of twelve (12) and all other children under the age of eighteen (18).
 - b. It may be located in a one-family residence or mobilehome.
 - c. It shall not be located within five hundred (500) feet driving distance of another large day care home.
 - d. No signs are permitted.
 - e. All fire safety requirements shall be met, including a fire safety clearance by the State Fire Marshal.

- f. A parking and loading area shall be provided, as specified in section 5.04.060, except the loading area may be located in a front or side yard that typically is used as a driveway that leads to a garage or parking area. The parking and loading area shall be improved with at least four (4) inches of gravel or cinders.
 - g. It shall have frontage on, and access off of, a paved road. Roads that are constructed for this project shall meet adopted County standards. Existing paved roads, including public roads, shall meet all safety and capacity criteria. If determined to be deficient, improvements to the road may be required.
7. SECOND RESIDENCE: A second one-family residence or a mobilehome may be placed on a lot, in addition to a permitted one-family residence, provided:
- a. The maximum density or minimum building site permitted by the General Plan is not exceeded.
 - b. If the proposed residence is a mobilehome, mobilehomes are permitted uses.
 - c. The lot is legally created.
 - d. The requirements of the zone district in which it is located, including minimum building site per residence, are satisfied.
 - e. Each residence has a water supply and wastewater disposal system approved by the Division of Environmental Health.
 - f. Parking shall be provided, as specified in section 5.04.060.
 - g. There is legal and physical access to both units.
 - h. All applicable Shasta County Fire Department/California Department of Forestry standards are met.
 - i. The residences are located in such a way as to meet the minimum building site requirements of the appropriate district to enable future division of the residences into separate lots.
8. MOBILEHOMES IN AN UNCLASSIFIED DISTRICT: A mobilehome, in lieu of the first one-family residence, may be placed on a lot located in an Unclassified district, provided:
- a. The mobilehome is certified under the National Mobilehome Construction and Safety Act of 1974 (42 U.S.C. §85401 et seq).
 - b. The mobilehome complies with all applicable provisions of the County Development Standards and all architectural requirements established in the standards.

- c. Considering all relevant evidence on the character of existing residential uses in the vicinity, the effect of topographic and other natural features on the visibility of the mobilehome from these uses, and the distance between the proposed site of the mobilehome and these uses, no substantially detrimental aesthetics impact will result from installation of the mobilehome.

C. USES PERMITTED WITH A USE PERMIT IN SELECTED DISTRICTS THAT PERMIT A RESIDENCE

If a use permit is issued, the following uses may be located in districts which permit them, subject to the following criteria and limitations:

1. BED AND BREAKFAST GUEST FACILITY: A bed and breakfast guest facility may utilize a portion of a one-family residence, provided:
 - a. If the lot is less than one (1) acre, there shall be no more than two (2) guest rooms. On lots over one (1) acre, there shall not be more than four (4) guest rooms.
 - b. There shall be no more than two (2) adults per guestroom.
 - c. The guest rooms may be in a detached accessory building if located in a district that permits guest houses. Such building shall be located behind the primary residence, shall not exceed twenty (20) feet in height (unless it is existing), and shall be architecturally compatible with the principal residence.
 - d. Neither the principal residence or the guest rooms shall be a mobilehome.
 - e. The owner shall occupy the primary residence.
 - f. The guest rooms shall not have individual kitchen facilities.
 - g. Meals shall be limited to overnight guests.
 - h. One sign, not to exceed two (2) square feet, shall be permitted.
 - i. Separate bed and breakfast guest facilities shall not be within 1500 feet driving distance of each other.
 - j. Offstreet parking shall be provided, as specified by section 5.04.060. The parking area shall be located in an inconspicuous area and shall be surfaced to County standards.
 - k. The facility shall not interfere with or adversely impact surrounding residential uses.
 - l. No employees are permitted other than those residing in the dwelling unit.

- m. The requirements of the Division of Environmental Health shall be met.

5.03.030 STORAGE OF MOBILEHOMES AND RECREATIONAL VEHICLES

- a. A mobilehome shall not be placed on a lot until a mobilehome installation permit is issued.
- b. A recreational vehicle may be stored on a lot provided it is not used for human habitation.

5.03.040 ADULT ENTERTAINMENT BUSINESSES

- A. The Board of Supervisors finds that "adult entertainment" businesses, because of their very nature, are recognized as having objectionable operational characteristics, particularly when several of them are concentrated under certain circumstances, thereby having a deleterious effect upon the adjacent areas. Special regulation of these businesses is necessary to ensure that these adverse effects will not contribute to the blighting or downgrading of the surrounding neighborhoods. The primary purpose of the regulation is to prevent concentration or clustering of these businesses in any one area. For the purposes of this section, the following definitions shall apply:
- B. "Adult entertainment businesses" includes the following:
1. "Adult Book Store": An establishment having as a substantial or significant portion of its stock in trade, books, magazines, and other periodicals which are distinguished or characterized by their emphasis on matter depicting, describing, or relating to "specified sexual activities" or "specified anatomical areas" or an establishment with a segment or section devoted to the sale or display of such materials.
 2. "Adult Motion Picture Theater": An enclosed building with a capacity of 50 or more persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to "specified sexual activities" or "specified anatomical areas" for observation by patrons therein.
 3. "Adult Mini Motion Picture Theater": An enclosed building with a capacity for less than 50 persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to "specified sexual activities" or "specified anatomical areas" for observation by patrons therein.
 4. "Adult Hotel or Motel": A hotel or motel wherein material is presented which is distinguished or characterized by an emphasis on matter depicting "specified sexual activities" or "specified anatomical areas".
 5. "Adult Motion Picture Arcade": Any place to which the public is permitted or invited wherein coin or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by an emphasis on matter depicting "specified sexual activities" or "specified anatomical areas".
 6. "Cabaret": A nightclub, theater, or other establishment which features live performances by topless and/or bottomless dancers, "go-go" dancers, exotic dancers, strippers, or similar entertainers, where such performances are distinguished or characterized by an emphasis on matter depicting "specified sexual activities" or "specified anatomical areas".

7. "Massage Parlor": Any place where, for any form of consideration or gratuity, massage, alcohol rub, administration of fomentations, electric or magnetic treatments, or any other treatment or manipulation of the human body occurs as part of or in connection with "specified sexual activities" or where any person providing such treatment, manipulation, or service related thereto exposes "specified anatomical areas".
8. "Model Studio": Any business where, for any form of consideration or gratuity, figure models who display "specified anatomical areas" are provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by persons paying such consideration or gratuity.
9. "Sexual Encounter Center": Any business, agency or person who, for any form of consideration or gratuity, provides a place where three or more persons, not all members of the same family, may congregate, assemble, or associate for the purpose of engaging in "specified sexual activities" or exposing "specified anatomical areas".
10. Any business or establishment which offers its patrons services or entertainment characterized by an emphasis on matter depicting, describing, or relating to "specified sexual activities" or "specified anatomical areas".

C. "Specified sexual activities" includes the following:

1. Actual or simulated sexual intercourse, oral copulation, anal intercourse, oral anal copulation, bestiality, direct physical stimulation of unclothed genitals, flagellation or torture in the context of a sexual relationship, or the use of excretory functions in the context of a sexual relationship.
2. Clearly depicted human genitals in a state of sexual stimulation, arousal, or tumescence.
3. Use of human or animal masturbation, sodomy, oral copulation, coitus, or ejaculation.
4. Fondling or touching of nude human genitals, pubic region, buttocks, or female breast.
5. Masochism, erotic, or sexually oriented torture, beating, or the infliction of pain.
6. Erotic or lewd touching, fondling, or other contact with an animal by a human being.
7. Human excretion, urination, menstruation, or vaginal or anal irrigation.

D. "Specified anatomical areas" includes the following:

Less than completely and opaquely covered:

- a. Mature human genitals.
- b. Mature human buttocks.
- c. Mature human female breast below a point immediately above the top of the areola.
- d. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

E. Regulation of location:

In those land use districts where the "adult entertainment" businesses regulated by this section would otherwise be permitted uses, it shall be unlawful to establish any such "adult entertainment" business if the location is:

1. Within 500 feet of any area zoned for residential use; or
2. Within 1000 feet of any other "adult entertainment" business; or
3. Within 1000 feet of any public or private school, park, playground, public building, church, any non-commercial establishment operated by a bona fide religious organization, or any establishment likely to be used by minors.

The "establishment" of any "adult entertainment" business shall include the opening of such a business as a new business, the relocation of such business, or the conversion of an existing business location to any "adult entertainment" business use.

F. Waiver of locational provisions:

Any property owner or his authorized agent may apply to the Planning Commission for a waiver of any locational provisions contained in this chapter. The Planning Commission, after a hearing, may waive any locational provision, if all of the following findings are made:

1. The proposed use will not be contrary to the public interest or injurious to nearby properties, and the spirit and intent of this chapter will be observed; and
2. The proposed use will not enlarge or encourage the development of a "skid row" area; and
3. The establishment of an additional regulated use in the area will not be contrary to any program of neighborhood conservation; and
4. All applicable regulations of this code will be observed.

The procedure for this hearing shall be the same as that provided in section 5.05.020 of this code, with, among other matters, the same notice requirements, the same right of appeal to the Board of Supervisors, and the same fees payable by the applicant.

CHAPTER 5.04
GENERAL DEVELOPMENT STANDARDS

5.04.010 BUILDING SITES

A. SUBSTANDARD LOT SIZES:

A legally created lot that contains less area than is required by the applicable district, and is not merged pursuant to the State Subdivision Map Act and/or local ordinance, shall be considered a building site if one of the following criteria is met:

1. All other development standards of the district in which the lot is located and all other applicable County development standards, except lot size, are met; or
2. A variance is approved for the building.

B. GROSS VERSUS NET ACREAGE:

Building sites of two (2) acres or more shall be determined by reference to gross acreage. Building sites of less than two (2) acres shall be determined by reference to net acreage.

C. EXCEPTION - PUBLIC USES:

The minimum building site required in any district shall not apply to lots created for a public use or public utility for which a use permit is required.

D. EXCEPTION - PREEXISTING RESIDENCES:

Lots containing two or more detached one-family residences or mobilehomes may be divided into lots smaller than permitted by the district in which the property is located, provided:

1. All such habitable one-family residences or mobilehomes were legally constructed or installed before January 10, 1984; and
2. Each newly created parcel is occupied by at least one of the one-family residences or mobilehomes; and
3. Each newly created parcel meets all County development standards, except minimum building site.

5.04.020 YARDS

A. GENERAL:

The regulations for yards shall apply in all districts unless different yards are shown on a recorded parcel map or final map. Except as otherwise provided herein, no building or structure shall be permitted within any required yard area.

B. MEASUREMENT FROM ROADS:

Yards, except as otherwise provided herein, shall be measured from existing property lines, or road right-of-way lines if the property lines are within a road right-of-way, except that lots fronting on roads designated in the Shasta County General Plan as either an arterial or collector shall meet one of the following ultimate right-of-way criteria:

1. If a plan line has been established for any street, as provided for in section 5.05.070, required yards shall be measured from such line.
2. If no plan line exists, the yard shall extend from the centerline of the road and shall extend a distance equal to one-half the distance of the ultimate right-of-way, as designated in the General Plan, plus the yard required by the appropriate district.

C. PREEXISTING BUILDINGS:

Buildings which existed before the effective date of this division and which do not comply with all of the yard requirements of the district in which they are located or as provided in this section, may be enlarged or modified, provided the proposed modification or expansion conforms to all applicable yard, lot coverage, and other permit requirements.

D. MAIN BUILDINGS:

1. **PREEXISTING LOTS:** In districts that have a minimum building site of two (2) acres or larger, the yards for lots created prior to January 10, 1984, that are smaller than two (2) acres, shall be as follows:
 - a. Front: Twenty (20) feet.
 - b. Side: Twelve (12) feet on one side and five (5) feet on the other side.
 - c. Rear: Ten (10) feet.
2. **ARCHITECTURAL FEATURES:** Cornices, eaves, canopies, and similar architectural features may extend into any required yard not more than two and one-half (2½) feet.
3. **STRUCTURAL APPENDAGES:** Uncovered porches, stairways, fire escapes, or landing places may extend into any required front or rear yard not more than six (6) feet, and into any required side yard not more than three (3) feet.

4. DWELLINGS FACING SIDE YARDS: A dwelling which is to be located with the main entrance facing any side property line shall have a minimum ten (10) foot side yard on the main entrance side.
5. CORNER/KEY LOT PROVISIONS: For corner/key lot situations, the required street side yard of the corner lot shall be as follows:
 - a. Within twenty-five (25) feet of the side line of the key lot, the side yard shall be equal to the front yard required on the key lot; and
 - b. Beyond twenty-five (25) feet of the side line of the key lot, the side yard shall be fifty (50) percent of the front yard required on the key lot.
6. FLAG LOTS: Front yards on flag lots shall be located on either the side in which the property line is a continuation of the driveway lot line or the lot line nearest and perpendicular to the driveway.

E. ACCESSORY BUILDINGS:

1. DISTANCE FROM MAIN BUILDINGS: Detached accessory buildings shall be at least six (6) feet from the main building.
2. FRONT YARD: Detached accessory buildings shall not encroach upon a front yard, unless otherwise provided for herein.
3. GARAGES ON STREET SIDE YARDS: If an attached or detached garage faces a street side yard the minimum street side yard shall be twenty (20) feet.
4. AGRICULTURAL BUILDINGS: Where allowed, barns, stables, chicken houses, and similar agricultural and residential accessory buildings that house animals shall not be closer than fifty (50) feet from the front property line or road or road right-of-way line, ten (10) feet from side and rear property lines, and twenty (20) feet from any dwelling unit on the same or adjacent property.
5. NON-LIVING QUARTERS: Accessory buildings not used for human habitation or the keeping of animals shall be at least six (6) feet from the side lot line on the front half of the lot, and one (1) foot from any lot line on the rear half of the property, except residential lots in which a twelve (12) foot or wider side yard is required, no accessory buildings shall be permitted within one twelve foot side yard for the front fifty (50) feet of that side yard.
6. EXCEPTION - TOPOGRAPHY: Notwithstanding any other provisions of this section, if the elevation of the front half of a lot at fifty (50) feet from the centerline of the traveled roadway is seven (7) feet above or below the grade of the centerline, a private garage, attached or detached, may be built to a minimum of five (5) feet from the front line of the lot.

5.04.030 HEIGHT LIMITS AND EXCEPTIONS

A. FENCES: The following shall apply, unless otherwise provided:

1. The height of any fence, wall, hedge, screen planting, or other dividing structure placed, grown, or maintained in any residential or commercial district shall not exceed three (3) feet within any required front yard or within any side yard on the street side of a corner lot, except as provided in paragraph 3.
2. The height of any fence, wall, or other dividing structure placed in any residential district shall not exceed six (6) feet in any rear yard, or in any required side yard not subject to paragraph 1 of this subsection, except as provided in paragraph 3. A fence may exceed this height limit if a use permit is first secured.
3. The height limits of this subsection do not apply to open wire fencing material used as a fence or dividing structure or placed atop any fence, wall, or other dividing structure.

B. HEIGHT EXCEPTIONS:

1. ROOF STRUCTURE: Roof structures for the housing of elevators, stairways, tanks, ventilating fans, solar equipment, or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, flagpoles, chimneys, smokestacks, wireless masts, radio and television antennas, or similar structures may be erected above the height limits specified herein, but no roof structure or any space above the height limit shall be allowed for the purpose of providing additional floor space.
2. SLOPE: Where the average grade under any dwelling exceeds fifteen (15) percent, the maximum height limit shall be increased by fifteen feet on the downhill side of the building.
3. TRANSMISSION LINES: Height limitations provided in this division shall not apply to electric transmission lines or towers.
4. USE PERMIT: Except as otherwise provided in this section, any structure or fence in any district may be erected to a greater height than the limit established for the district in which the structure is to be located, provided that a use permit is issued.

C. FIRE SAFETY:

Whenever the lowest portion of the roof is greater than twenty (20) feet from the ground, roof access for fire safety shall be provided as required by the local fire authority.

5.04.040 LANDSCAPING

A. AREAS REQUIRING LANDSCAPING:

1. **PARKING AREAS:** Open parking areas containing five (5) or more required vehicle spaces which abut a public street shall be landscaped to a depth of ten (10) feet, measured from the abutting street right-of-way line, with openings for walkway and/or driveway purposes, in accordance with County standards.
2. **LARGE PARKING AREAS:** In addition to paragraph A.1, above, open parking areas, excluding underground or structural parking, which contain twenty (20) or more spaces, shall landscape a minimum of five (5) percent of the gross lot area used for offstreet parking and access thereto, exclusive of any landscaped strip abutting the street right-of-way or area used for walkways or driveways. This required landscaping shall include one (1) tree, of a species suited to the area climate zone, for every eight (8) parking spaces.
3. **PARKING NEXT TO RESIDENTIAL AREAS:** A minimum three (3) foot wide landscaped strip shall be planted and maintained along the edge of parking areas that abut residential districts. This shall be counted as a part of the five (5) percent landscaped area described in paragraph A.2, if applicable.
4. **COMMERCIAL, INDUSTRIAL, AND MULTI-FAMILY YARD AREAS:** For commercial, industrial, or multi-family residential uses, required yards adjoining public streets shall be landscaped to a depth of ten (10) feet.
5. **ADJACENT TO FREEWAYS:** A use in a commercial or industrial district whose side or rear yard abuts a freeway right-of-way shall have a ten (10) foot wide screened landscaped strip adjacent to and measured from the right-of-way line. The landscaped area shall include trees planted on forty (40) feet on center spaces, with a minimum of three (3) trees.

B. LANDSCAPING MATERIALS:

Required landscaping may consist of a combination of plant and non-plant material, provided no less than 50% of the required landscaped area shall be living plant material, based on mature plant size.

C. WATERING:

All required planted areas shall be served with adequate and permanent watering systems, except where native plants that do not need a watering system are used. All plants shall be maintained in a living condition.

D. BORDER MATERIALS:

Except when abutting a sidewalk, all required landscaped areas shall be enclosed by either a concrete curb having a minimum height of six (6) inches or a wooden frame constructed from materials such as railroad ties

or other heavy lumber materials which measure no less than six (6) inches in diameter.

E. MAINTENANCE:

All required landscaped areas shall be maintained in a neat and clean condition.

F. SIGHT DISTANCE:

In order to provide safe sight distance at driveways and street intersections, all plant material within a thirty (30) foot triangle at the intersection of streets, and a fifteen (15) foot triangle at the intersection of driveways and streets, shall be no more than two (2) feet in height above the curb level, except for trees which are trimmed so that no branches extend lower than six (6) feet above curb level.

G. EXCEPTIONS:

Any portion of this section may be modified for a particular use if a use permit is obtained. The approving body must find, based upon data submitted by the applicant, that the proposed landscaping plan will be of equal or greater excellence in arrangement, design, or attractiveness than would be realized by the normal standards of this section.

H. LANDSCAPING PLAN:

All landscaping required by this section shall be installed and maintained in accordance with a landscaping plan. The plan shall be submitted to and approved by the Planning Director prior to issuance of a building permit or use permit, and shall show the location, size and variety of all plantings, water supply, and other pertinent improvements. This plan may be combined with a parking plan.

5.04.050 LIGHTING

All lighting, exterior and interior, shall be designed and located so as to confine direct lighting to the premises. A light source shall not shine upon or illuminate directly on any surface other than the area required to be lighted. No lighting shall be of the type or in a location such that constitutes a hazard to vehicular traffic, either on private property or on abutting streets.

5.04.060 OFFSTREET PARKING AND LOADING REGULATIONS

A. PURPOSE:

This section specifies offstreet parking and loading spaces for all land uses. The following standards are intended to minimize street congestion and traffic hazards; provide safe and convenient access to residences, businesses, public services, and places of public assembly; and make the appearance of parking areas aesthetically pleasing and compatible with surrounding land uses.

B. APPLICATION:

All uses shall be provided with regularly maintained offstreet parking and loading facilities in accordance with the provisions of this section.

C. WHEN REQUIRED:

Every building or mobilehome hereafter installed, constructed, enlarged, or structurally altered, and every use of property hereafter inaugurated or expanded, shall be required to provide offstreet parking and loading facilities, as specified by this section. The spaces shall be improved and installed prior to final building inspection or occupancy. When justified, a deferral of the required parking improvements may be approved, as set forth in the County Development Standards. All required offstreet parking and loading spaces shall be maintained in good condition for the duration of the use that they are intended to serve.

D. PARKING FACILITIES LOCATION:

Required parking shall be located on the same lot or parcel as the use which the spaces serve, except as otherwise provided in this section.

E. JOINT USE:

The joint use of offstreet parking areas may be authorized by use permit for the following uses or activities under the following conditions:

1. Up to fifty percent (50%) of the offstreet parking for "nighttime" uses, such as theaters, bowling alleys, bars, or restaurants, may be supplied by the parking area provided for "daytime" uses, such as banks, offices, retail, and personal service establishments.
2. Up to fifty percent (50%) of the offstreet parking for "daytime" uses may be supplied by the parking area provided by "nighttime" uses.
3. Up to fifty percent (50%) of the parking for churches or auditoriums may be supplied by the parking facilities provided by "daytime" uses.
4. Parking in commercial or industrial zones may be located offsite, but must be located within 500 feet of the use which it serves.

5. A use permit application for joint use of offsite parking shall contain information which will substantiate that there will be no conflict between the principal operating hours of the buildings or uses for which joint parking or offsite parking is proposed and that all other requirements of this section will be met. In addition, a conveyance or an agreement shall be signed by the affected landowners or their duly authorized agents guaranteeing that joint parking or offsite parking will be available for the use which it serves during the term of the permit. The agreement or conveyance shall be approved as to form by the County Counsel, recorded with the County Recorder, and a copy submitted to the Planning Department, prior to issuance of the use permit.

F. COMPACT CAR PARKING:

Compact vehicle parking may be provided at the following rate:

<u>Total Parking Stalls</u>	<u>Maximum Compact Stalls</u>
1 to 10 stalls	None
11 to 30 spaces	10 percent of all spaces
31 to 100 spaces	30 percent of all spaces
101 or more spaces	30 spaces plus 40 percent of all spaces in excess of 100

G. PARKING WITHIN FRONT AND STREET SIDE YARDS:

Offstreet parking spaces for one-family and two-family residences and residential accessory uses shall not be located in required front or street side yard areas. Offstreet parking spaces for other uses may be located in front or street side yard areas, except in required landscape areas.

H. PARKING WITHIN INTERIOR SIDE AND REAR YARDS:

Interior side and rear yards may be used for vehicle parking and access, except in required landscape areas.

I. TANDEM PARKING:

Except in mobilehome parks, or as provided by a use permit, tandem parking (parking where a car or cars have to be moved in order to allow a car to back from a parking space) shall count only as one (1) parking space. To meet offstreet parking requirements, each car must be able to enter and exit a parking space independently of the movement of any other vehicle.

J. SURFACING:

For all uses required to provide five or more parking spaces, the parking areas and driveways shall, at a minimum, be surfaced in accordance with County Development Standards or other applicable policies.

K. CONTROLLED ACCESS:

Except for a one-family or two-family residence and residential accessory uses, access to required parking spaces shall be designed in such a manner that vehicles leaving a parking space do not back directly onto any public street. Parking lots shall be designed and improved to prevent entrance or exit at any point other than designated driveways.

L. OFFSTREET LOADING SPACES:

Loading space requirements are as follows:

1. No building or part thereof having a floor area of ten thousand (10,000) square feet or more, which will be occupied by a hospital, institution, hotel, commercial or industrial use, or other similar uses shall be erected, structurally altered, or allowed to house a change in use unless at least one (1) offstreet loading space, plus one (1) additional loading space for each additional twenty thousand (20,000) square feet of floor area is provided. Onsite driveways and maneuvering areas may be used in lieu of providing offstreet loading space, as long as maneuvering areas for delivery vehicles are provided.
2. Each offstreet loading space shall not be less than twelve (12) feet in width, thirty (30) feet long (exclusive of driveways and maneuvering areas), and, if covered, a minimum of fifteen (15) feet high.
3. A loading space which does not adjoin a street or alley shall have a minimum twenty (20) foot wide access.
4. Loading space(s) shall be improved to the same standard as required for parking areas.
5. No offstreet loading space shall be closer than fifty (50) feet to any lot in a residential district unless the space is wholly within a building or enclosed on three sides by a wall not less than eight (8) feet in height.

- M. PARKING PLAN: All parking required by this section shall be installed and maintained in accordance with a parking plan. The plan shall be submitted to and approved by the Planning Director prior to issuance of a building permit or use permit, and shall show the layout of the parking stalls, access, interior aisles, and other pertinent improvements. This plan may be combined with a landscaping plan.

N. OFFSTREET PARKING STANDARDS:

The following parking schedule applies in all zone districts. The required parking spaces are in addition to company operated vehicles. When computing the required number of offstreet parking or loading spaces, a remaining fraction of one-half ($\frac{1}{2}$) or more shall be deemed a whole unit of measurement; a remaining fraction of less than one-half ($\frac{1}{2}$) will be disregarded.

1. Parking requirements:

<u>Use</u>	<u>Offstreet Parking Space Requirements</u>
Animal care facility	5 parking spaces per doctor.
Automobile service, including repair, body shop, or service station	5 parking spaces exclusive of service bays, pumping areas, or auto storage areas.
Bowling alley	5 parking spaces for each bowling lane, plus 1 parking space for each 200 square feet of gross floor area devoted to accessory uses.
Business or trade school	1 parking space per 3 students, plus 1 space per employee.
Card room	1 parking space for each 2 seats in the play area, plus restaurant and bar parking.
Church, social hall, club, lodge, community center, theater, or other place of public assembly	1 parking space for each 4 seats in the principal seating area, or 1 parking space for every 40 square feet in the principal seating area, whichever is the greater, plus 1 passenger loading space.
Condominiums or townhouses	See "Multiple-family residences."
Convalescent hospital	1 parking space for each 3 beds.
Day care center	1 parking space for each 10 children, plus 2 other parking spaces, plus 1 passenger loading space.
Day care home, large	In addition to the required residential parking, 1 parking space, plus 1 passenger loading space.

<u>Use</u>	<u>Offstreet Parking Space Requirements</u>
Flea market	1 parking space for each 500 square feet of sales or display area, plus 1 per sales booth.
Golf course	4 parking spaces per hole, plus required parking for accessory uses.
Guest house, servant's quarters, or senior citizen residence	1 space in addition to that required for the main residence.
Hotel, motel, boardinghouse, or bed and breakfast guest facility	1 parking space per guest room, plus 1 space per two employees, plus required parking for accessory uses.
Industry	1 parking space for each 1,000 square feet of manufacturing or warehousing area, or per employee, whichever is greater, plus 1 parking space for each 300 square feet of office area, plus 1 parking space for each 250 square feet of retail floor area, if retail sales are allowed.
Medical offices and clinic	1 parking space for each 250 square feet of gross floor area.
Mobilehome park	2 parking spaces per unit (tandem parking permitted), plus 1 guest parking space for each 4 units, plus 1 recreational vehicle parking space for each 5 units.
Mortuary	1 parking space for each 4 seats in the principal seating area, plus 3 parking spaces; or 1 parking space for each 45 square feet in the principal seating area, whichever is the greater.
Motel	See "Hotel".
Multiple-family or group residence, condominiums or townhouses	1.5 parking spaces per one-bedroom or studio unit; 2 parking spaces per unit for two or more bedroom units; plus 1 guest parking space for each 5 units, plus 1 recreational vehicle parking space for each 10 units.

<u>Use</u>	<u>Offstreet Parking Space Requirements</u>
One-family or two-family residence	2 parking spaces per dwelling unit.
Personal services	1 parking space for each 200 square feet of gross floor area.
Professional office, including bank and other financial institution	1 parking space for each 300 square feet of gross floor area.
Research and development	1 parking space per 2 employees.
Residential facility for the elderly	$\frac{1}{2}$ parking space per unit, in addition to parking for other types of residences.
Restaurant (standard) or bar	1 parking space for each 250 square feet of gross floor area or 1 space for every 4 seats based upon the capacity of the fixed and moveable seating area, whichever is greater.
Restaurant (fast food)	1 parking space for each 50 square feet of gross floor area.
Retail:	
a) Enclosed - general retail	1 parking space for each 200 square feet of gross floor area.
b) Shopping center	1 parking space for each 275 square feet of gross floor area.
c) Enclosed - furniture, large appliance, carpet, piano, auto showroom or similar uses	1 parking space for each 500 square feet of retail floor area.
d) Open lot, including auto, boat, recreation vehicle and mobile-home (does not include flea market or similar uses)	1 parking space for each 5000 square feet, not to exceed 5 spaces, plus 1 space for each 2 employees.
School:	
a) Grades K-8	1 parking space per employee, plus 10 spaces.
b) Grades 9-12	1 parking space per 5 students, plus 1 space per 2 employees.

<u>Use</u>	<u>Offstreet Parking Space Requirements</u>
Senior citizen residence	1 parking space per residence.
Skilled nursing/intermediate care facility	1 parking space for each 3 beds.

2. Drive-up facilities:

In addition to the required offstreet parking, drive-up facilities shall provide twenty (20) foot-long stacking or vehicle reservoir spaces, in addition to the space where the service is being provided, in accordance with the following schedule:

<u>Use</u>	<u>Offstreet Parking Space Requirements</u>
Car wash	2 reservoir spaces per rack.
Drive-in bank	7 reservoir spaces for 1 teller drive-up, 4 reservoir spaces per window for 2 window tellers, and 3 reservoir spaces per window for 3 or more tellers.
Drive-in restaurant	6 reservoir spaces per window.
Photo drop	1 reservoir space per window.
Service station	2 per aisle/lane

O. PARKING LOT DESIGN AND STRIPING STANDARDS:

See Figures 1 and 2 on the following page.

P. EXCEPTIONS:

Any portion of subsections A through L and subsection O may be modified for a particular use if a use permit is obtained. The approving body must find, based upon data submitted by the applicant, that the proposed arrangement and design will be of equal or greater excellence in arrangement, design, or attractiveness than would be realized by the normal standards of this section. Exceptions to subsection N may be made if a use permit is first obtained, if the proposed use is to be located in a facility that existed before the date of the adoption of this ordinance, and it is not feasible, due to space constraints, to provide the required parking.

PARKING LOT DESIGN AND STRIPING STANDARDS

Figure 1

STANDARD VEHICLE PARKING

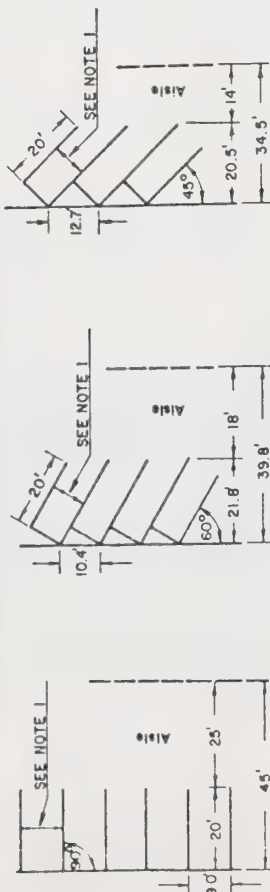


fig. a

90° Parking

fig. b

60° Parking

fig. c

45° Parking

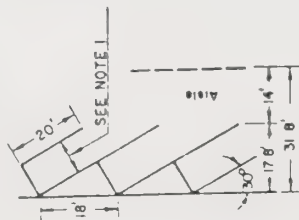


fig. d

30° Parking

fig. e

Parallel Parking

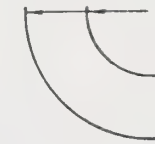


fig. f

Minimum Turning Radius

Figure 2

COMPACT VEHICLE PARKING

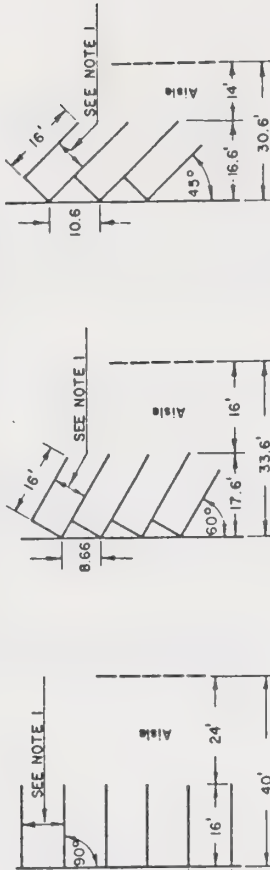


fig. a

90° Parking

fig. b

60° Parking

fig. c

45° Parking

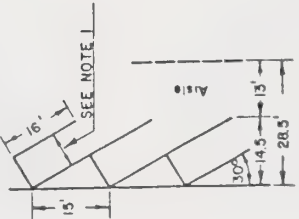


fig. d

30° Parking

fig. e

Parallel Parking

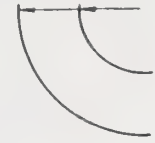


fig. f

Minimum Turning Radius

NOTE 1 -- Minimum 9.0 ft. width required except when located alongside a structure, pole, post, wall or fence, in which case a minimum 10 ft. width is required.

NOTE 2 -- Locations of required parking spaces, garage spaces, garages and carports, are also governed by yard and other regulations of this Section.

NOTE 3 -- Any aisle that provides primary access to a building shall be a minimum 16 feet wide.

NOTE 1 -- Minimum 7.5 ft. width required except when located alongside a structure, pole, post, wall or fence, in which case a 9.0 ft. width is required.

NOTE 2 -- Locations of required parking spaces, garage spaces, garages and carports, are also governed by yard and other regulations of this Section.

NOTE 3 -- Compact car spaces must be identified by signage or other designation and must be differentiated from standard car spaces.

NOTE 4 -- The arrangement of Standard and Compact spaces shall be approved by the Planning Director.

NOTE 5 -- Any aisle that provides primary access to a building shall be a minimum 16 feet wide.

5.04.070 SIGNS

In addition to the sign requirements specified in individual districts, the following shall also apply:

A. UNDER CANOPY SIGNS:

In a shopping center, an under canopy sign may be permitted for each business, provided it shall not exceed five (5) feet in length or one foot in height. Under canopy signs shall be located perpendicular to the face of the building under the canopy, and shall have an eight (8) foot clearance between the bottom of the sign and the sidewalk or other pedestrian way.

B. WINDOW SIGNS:

Window signs may be permitted in any commercial or industrial district if the signs are placed entirely within the building and do not cover more than twenty (20) percent of the window area of the ground floor. None shall be permitted above the ground floor.

C. GASOLINE PRICE SIGNS:

Gasoline price signs shall be allowed on free-standing signs if made integral with the design of the free standing sign.

D. SIGN AREA:

Sign area shall include the sum of the area enclosed within a geometric form or forms drawn around all writing, representations, emblems, or designs on all surfaces of the sign which contain or is designed to contain the advertising.

E. COLOR AND LIGHTING:

1. No blinking, flashing, rotating, or animated signs, or signs that change color or intensity or emit odors, fluids, noise, smoke, etc. shall be permitted on the exterior of any building, except to display time, date, or weather information.
2. Lights used to illuminate signs or advertising structures shall be installed so as to concentrate the illumination on the sign or advertising structure and minimize glare or direct illumination upon a public street or adjacent property.
3. No red, green, or amber lights or illuminated signs may be placed in such positions that they could reasonably be expected to interfere with or be confused with any official traffic control device or traffic signal or official directional guide signs.

F. PLACEMENT ON BUILDINGS:

1. Building mounted signs shall not extend above the roof line of the building to which they are attached, except to display the time, date, or weather information.
2. All building signs projecting more than twelve (12) inches from the building face, wall, or canopy upon which it is displayed shall have at least eight (8) feet of clearance between the sign and the ground.

G. LOCATIONAL REQUIREMENTS:

1. There shall be no lighted, freestanding sign within 50 feet of a residential district.
2. No sign shall be permitted in or over a public right-of-way or any driveway or walkway, except signs constructed on the face of a building that is located on the property line and parallel to such a right-of-way may project over such right-of-way a maximum of twelve (12) inches. Any such sign shall have a minimum vertical clearance of eight (8) feet above said right-of-way, driveway, or walkway.

H. EXCEPTIONS:

Exceptions may be made to the size, height, location, and numbers of signs as specified in any district, or this section, if a use permit is issued. The burden of proof to justify an exception shall be on the applicant to demonstrate that practical difficulties or hardships would otherwise be caused, and the exception applied for is the most suitable and effective in relation to the location or terrain of the site or from the standpoint of the intended viewer.

5.04.080 ZONE WALLS

A. URBAN AREAS:

A use proposed in a Commercial (C) or Industrial (I) district that abuts an R-1, R-M, R-2, R-3, or MHP District, or a proposed multiple-family residential use that abuts an R-1 District, shall have a solid masonry concrete wall or planted berm six (6) feet in height, constructed along the rear and/or interior side lot line, except for the twenty (20) feet nearest the front lot line, the wall or berm shall be only a three (3) feet high.

B. RURAL AREAS:

A use proposed in a Commercial (C) or Industrial (I) District that abuts a resource district or an R-R or R-L District, or a proposed commercial or light industrial use in an MU district that abuts a resource or residential district, a screened cyclone fence may be substituted for the block wall or berm.

C. UNCLASSIFIED DISTRICT:

If a proposed commercial or industrial use or abutting property is in a U district, the criteria of subsections A and B, above, shall be applied, as appropriate.

D. HEIGHT MEASUREMENT AND LOCATION:

The height of the wall, berm, or fence shall be determined by the vertical distance measured from the top of the wall, berm, or fence to the lowest point within three (3) feet of the wall, berm, or fence on the commercial or industrial property. The wall, berm, or fence shall be constructed on or immediately adjacent to the line dividing the residential and commercial or industrial properties.

E. EXCEPTIONS:

If a use permit is issued, exceptions to the zone wall regulations may be made, in whole or part, if it is found that there is a topographic or natural vegetative barrier that will serve to divide the potentially incompatible uses, or if there is a significant distance between the uses that will provide the same buffering.

5.04.090 REDDING MUNICIPAL AIRPORT HAZARD ZONING ORDINANCE

A. FINDINGS AND AUTHORITY

This Chapter is adopted pursuant to the authority conferred by the California State Airport Approaches Zoning Law. It is hereby found that an airport hazard endangers the lives and property of users of the Redding Municipal Airport, and property or occupants of land in its vicinity, and also, if of the obstruction type, in effect reduces the size of the area available for the landing, takeoff, and maneuvering of aircraft, thus tending to destroy or impair the utility of the Redding Municipal Airport and the public investment therein. Accordingly, it is declared that:

1. The creation or establishment of an airport hazard is a public nuisance and an injury to the region served by the Redding Municipal Airport.
2. It is necessary, in the interest of the public health, public safety, and general welfare, that the creation or establishment of airport hazards be prevented; and
3. The prevention of these hazards should be accomplished, to the extent legally possible, by the exercise of the police power without compensation.

It is further declared that both the prevention of the creation or establishment of airport hazards and the elimination, removal, alteration, mitigation, or marking and lighting of existing airport hazards are public purposes for which a political subdivision may raise and expend public funds and acquire land or interests in land.

B. DEFINITIONS

As used in this chapter, the words or terms listed shall mean the following, unless the context otherwise requires:

1. Airport: The Redding Municipal Airport.
2. Airport Elevation: The highest point of an airport's usable landing area measured in feet from mean sea level.
3. Airport Hazard: Any structure or object of natural growth located on or in the vicinity of a public airport, or any use of land near such airport, which obstructs the airspace required for the flight of aircraft in landing or takeoff at such airport or is otherwise hazardous to such landing or takeoff or aircraft.
4. Airport Reference Point: The point established as the approximate geographic center of the airport landing area and so designated.
5. Airport Zoning Commission: A commission consisting of the members of the Shasta County Planning Commission.
6. Approach, Transitional, Horizontal, and Conical Zones: These zones apply to the area under the approach, transitional, horizontal, and conical surfaces defined in Federal Aviation Regulation, Part 77.

7. Board of Adjustment: A board consisting of the Board of Supervisors of Shasta County.
8. Height: For the purpose of determining the height limits in all zones set forth in this chapter and shown on the zoning map, the datum shall be mean sea level elevation unless otherwise specified.
9. Nonconforming Use: Any pre-existing structure, object of natural growth, or use of land which is inconsistent with the provisions of this chapter or an amendment thereto.
10. Person: An individual, firm, partnership, corporation, company, association, joint stock association, or governmental entity. It includes a trustee, receiver, assignee, or similar representative of any of them.
11. Precision Instrument Runway: A runway having an existing instrument approach procedure utilizing an Instrument Landing System (ILS) or a Precision Approach Radar (PAR). It also means a runway for which a precision approach system is planned and is so indicated on an FAA approved airport layout plan or any other FAA planning document.
12. Primary Surface: A surface longitudinally centered on a runway. When the runway has a specially prepared hard surface, the primary surface extends 200 feet beyond each end of that runway; but when the runway has no specially prepared hard surface, or planning hard surface, the primary surface of a runway will be that width prescribed in Part 77 of the Federal Aviation Regulations (FAR) for the most precise approach existing or planned for either end of that runway. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway centerline.
13. Runway: A designated area on an airport prepared for landing and takeoff of aircraft along its length.
14. Stol Primary Surface: An imaginary plane, 300 feet wide, centered on the runway. Its length extends 100 feet beyond each runway end. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway centerline.
15. Structure: An object constructed or installed by man, including, but without limitation, buildings, towers, smokestacks, earth formation, and overhead transmission lines.
16. Tree: Any object of natural growth.
17. Utility Runway: A runway that is constructed for and intended to be used by propeller driven aircraft of 12,500 pounds maximum gross weight and less.
18. Visual Runway: A runway intended solely for the operation of aircraft using visual approach procedures with no straight-in instrument approach procedure and no instrument designation indicated on an FAA

approved airport layout plan or by any planning document submitted to the FAA by competent authority.

C. AIRPORT ZONES

In order to carry out the provisions of this chapter, there are hereby created and established certain zones which include all of the land lying within the approach zones, transitional zones, horizontal zones, and conical zones as they apply to a particular airport. Such zones are shown on the Redding Municipal Airport Hazard Zoning Map consisting of one sheet, prepared by the Shasta County Planning Commission, and dated January, 1973, which is attached to this chapter and made a part hereof. An area located in more than one (1) of the following zones is considered to be only in the zone with the more restrictive height limitation. The various zones are hereby established and defined as follows:

1. PRECISION INSTRUMENT RUNWAY APPROACH ZONE: The inner edge of this approach zone coincides with the width of the primary surface and is 1,000 feet wide. The approach zone expands outward uniformly to a width of 16,000 feet at a horizontal distance of 50,000 feet from the primary surface. Its centerline being the continuation of the centerline of the runway.
2. VISUAL RUNWAY APPROACH ZONE: The inner edge of this Approach Zone coincides with the width of the primary surface and is 500 feet at the horizontal distance of 5,000 feet from the primary surface. Its centerline being the continuation of the centerline of the runway.
3. TRANSITIONAL ZONES: These zones are hereby established as the area beneath the transitional surfaces. These surfaces extend outward and upward at 90 degree angles to the runway centerline and the runway centerline extended at a slope of seven (7) feet horizontally for each foot vertically from the sides of the primary and approach surfaces to where they intersect the horizontal and conical surfaces. Transitional zones for those portions of the precision approach zones which project through and beyond the limits of the conical surface, extend a distance of 5,000 feet measured horizontally from the edge of the approach zones and at 90 degree angles to the extended runway centerline.
4. HORIZONTAL ZONE: The horizontal zone is hereby established by swinging arcs of 10,000 feet radii from the center of each end of the primary surface of each runway, and connecting the adjacent arcs by drawing lines tangent to those arcs. The horizontal zone does not include the approach and transitional zones.
5. CONICAL ZONE: The conical zone is hereby established as the area that commences at the periphery of the horizontal zone and extends outward therefrom a horizontal distance of 4,000 feet. The conical zone does not include the precision instrument approach zones and the transitional zones.

D. AIRPORT ZONE HEIGHT LIMITATIONS

Except as otherwise provided in this chapter, no structure or tree shall be erected, altered, allowed to grow, or be maintained in any zone created by this chapter to a height in excess of the applicable height limit herein

established for such zone. Such applicable height limitations are hereby established for each of the zones in question as follows:

1. PRECISION INSTRUMENT RUNWAY APPROACH ZONE: Slopes upward fifty (50) feet horizontally for each foot vertically beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 10,000 feet along the extended runway centerline; thence slopes upward forty (40) feet horizontally for each foot vertically to an additional horizontal distance of 40,000 feet along the extended runway centerline.
2. VISUAL RUNWAY APPROACH ZONE: Slope upwardly twenty (20) feet horizontally for each one (1) foot vertically beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 5,000 feet along the extended runway centerline.
3. TRANSITIONAL ZONES: Slopes upward and outward seven (7) feet horizontally for each foot vertically beginning at the sides of and at the same elevation as the primary surface and the approach zones, and extending to a height of 150 feet above the airport elevation which is 500 feet above mean sea level. In addition to the foregoing, there are established height limits sloping upward and outward seven (7) feet horizontally for each foot vertically beginning at the sides of and at the same elevation as the approach zones, and extending to where they intersect the conical surface. Where the precision instrument runway approach zone projects beyond the conical zone, height limits sloping upward and outward seven (7) feet horizontally for each foot vertically shall be maintained beginning at the sides of and at the same elevation as precision instrument runway approach surface, and extending to a horizontal distance of 5,000 feet measured at 90 degree angles to the extended runway centerline.
4. HORIZONTAL ZONE: One hundred and fifty (150) feet above the airport elevation or a height of 650 feet above mean sea level.
5. CONICAL ZONE: Slopes upward and outward twenty (20) feet horizontally for each foot vertically beginning at the periphery of the horizontal zone and at one hundred and fifty (150) feet above the airport elevation and extending to a height of 350 feet above the airport elevation.
6. EXCEPTED HEIGHT LIMITATIONS: Nothing in this chapter shall be construed as prohibiting the growth, construction, or maintenance of any tree or structure to a height up to fifty (50) feet above the surface of the land.

Where an area is covered by more than one (1) height limitation, the more restrictive limitation shall prevail.

E. USE RESTRICTIONS

Notwithstanding any other provisions of this chapter, no use may be made of land or water within any zone established by this chapter in such a manner as to create electrical interference with navigational signals or radio communications between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of

the airport, or otherwise in any way create a hazard or endanger the landing, takeoff, or maneuvering of aircraft intending to use the airport.

F. NONCONFORMING USES

1. REGULATIONS NOT RETROACTIVE: The regulations prescribed by this chapter shall not be construed to require the removal, lowering, or other changes or alteration of any structure or tree not conforming to the regulations as of the effective date of this chapter, or otherwise interfere with the continuance of a nonconforming use. Nothing contained herein shall require any change in the construction, alteration, or intended use of any structure, the construction or alteration of which was begun prior to the effective date of this chapter, and is diligently prosecuted.
2. MARKING AND LIGHTING: Notwithstanding the preceding provision of this section, the owner of any existing nonconforming structure or tree is hereby required to permit the installation, operation, and maintenance thereon of such markers and lights as shall be deemed necessary by the County of Shasta to indicate to the operators of aircraft in the vicinity of the airport the presence of such airport hazards. Such markers and lights shall be installed, operated, and maintained at the expense of the City of Redding.

G. PERMITS

1. FUTURE USES: No material change shall be made in the use of land and no structure or tree shall be erected, altered, planted, or otherwise established in any zone hereby created unless a permit therefor shall have been applied for and granted.
 - a. However, a permit for a tree or structure of less than seventy-five (75) feet of vertical height above the ground shall not be required in the horizontal and conical zones, or in any approach and transitional zones beyond a horizontal distance of 4,200 feet from each end of the runway, except when such tree or structure, because of terrain, land contour, or topographic features, would extend above the height limit prescribed for the respective zone.
 - b. Each application for a permit shall indicate the purpose for which the permit is desired with sufficient particulars to determine whether the resulting use, structure, or tree would conform to the regulations herein prescribed. If such determination is in the affirmative, the permit shall be granted.
2. EXISTING USES: No permit shall be granted that would allow the establishment or creation of any airport hazard or permit a nonconforming use, structure, or tree to become a greater hazard to air navigation than it was on the effective date of this chapter or any amendments thereto or than it is when the application for a permit is made. Except as indicated, all applications for such a permit shall be granted.
3. NONCONFORMING USES ABANDONED OR DESTROYED: Whenever the County of Shasta determines that a nonconforming tree or structure has been abandoned or more than 80 percent torn down, physically deteriorated, or decayed, no

permit shall be granted that would allow such structure or tree to exceed the applicable height limit or otherwise deviate from the zoning regulations.

4. **VARIANCES:** Any person desiring to erect or increase the height of any structure, or permit the growth of any tree, or use his property not in accordance with the regulations prescribed in this chapter, may apply to the Board of Adjustment for a variance from such regulations. Such variances shall be allowed where it is duly found that a literal application or enforcement of the regulations would result in practical difficulty or unnecessary hardship and relief granted would not be contrary to the public interest, but will do substantial justice and be in accordance with the spirit of this chapter.
5. **HAZARD MARKING AND LIGHTING:** Any permit or variance granted may, if such action is deemed advisable to effectuate the purpose of this chapter and be reasonable in the circumstances, be so conditioned as to require the owner of the structure or tree in question to permit the City of Redding, at the expense of the permittee, to install, operate, and maintain thereon such markers and lights as may be necessary to indicate to pilots the presence of any airport hazard.

H. CONFLICTING REGULATIONS

Where there exists a conflict between any of the regulations or limitations prescribed in this chapter and any other regulations applicable to the same area, whether the conflict be with respect to the height of structures or trees, the use of land, or any other matter, the more stringent limitation or requirement shall govern and prevail.

I. SEVERABILITY

If any of the provisions of this chapter or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions of applications of the chapter which can be given effect without the invalid provision or application, and to this end the provisions of this chapter are declared to be severable.

REDDING MUNICIPAL AIRPORT AIRPORT HAZARDS ZONING MAP SHOWING APPROACH AREAS & PERMITTED HEIGHT LIMITS (AS AMENDED)

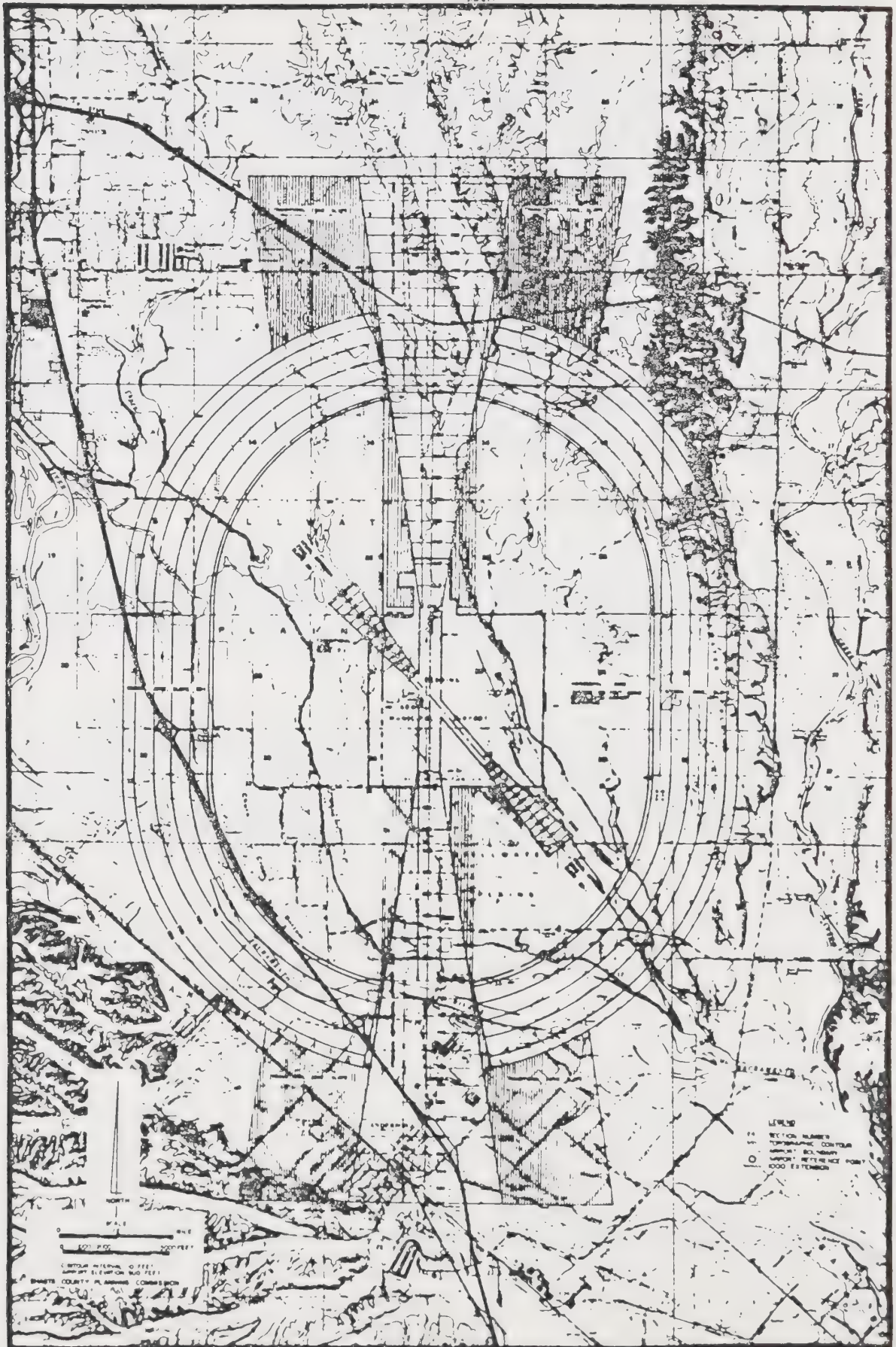
WE HEREBY CERTIFY THAT THE ORIGINAL
 AIRPORT APPROACHES ZONING ORDINANCE
 MAP WAS ADAPTED TO THE PUBLIC
 RECORDS BY DEPOSITING OF THE SHALON
 COUNTY AIRPORT COMMISSION PLANNING
 COMMISSION 180 APRIL 12, 1981

ALAN A. GREEN, JR. ALAN A. GREEN, JR.
 CHAIRMAN SECRETARY

WE HEREBY CERTIFY THAT THE ORIGINAL
 AIRPORT APPROACHES ZONING ORDINANCE
 MAP WAS ADAPTED TO THE PUBLIC
 RECORDS BY THE BOARD OF SUPERVISORS
 OF THE COUNTY OF SHASTA STATE OF
 CALIFORNIA AT A REGULAR MEETING
 THEREOF ON THE 18th DAY OF JULY 1981

ALAN A. GREEN, JR. ALAN A. GREEN, JR.
 CHAIRMAN SECRETARY

REVISIONS			
DATE	DESCRIPTION OF REVISION	BY	DATE



5.04.100 FALL RIVER MILLS AND SHINGLETOWN AIRPORTS HAZARD ZONING ORDINANCE

A. FINDINGS AND AUTHORITY

This chapter is adopted pursuant to the authority conferred by the California State Airport Approaches Zoning Law. It is hereby found that an airport hazard endangers the lives and property of users of the Fall River Mills and Shingletown Airports, and property or occupants of land in their vicinity, and also, if of the obstruction type, in effect reduces the size of the area available for the landing, takeoff, and maneuvering of aircraft, thus tending to destroy or impair the utility of the Fall River Mills and Shingletown Airports and the public investment therein. Accordingly, it is declared that:

1. The creation or establishment of an airport hazard is a public nuisance and an injury to the region served by the Fall River Mills and Shingletown Airports.
2. It is necessary in the interest of the public health, public safety, and general welfare that the creation or establishment of airport hazards be prevented; and
3. The prevention of these hazards should be accomplished, to the extent legally possible, by the exercise of the police power without compensation.

It is further declared that both the prevention of the creation or establishment of airport hazards and the elimination, removal, alteration, mitigation, or marking and lighting of existing airport hazards are public purposes for which a political subdivision may raise and expend public funds and acquire land or interests in land.

B. DEFINITIONS

As used in this chapter, the words or terms listed shall mean the following, unless the context otherwise requires:

1. Airport: The Fall River Mills Airport and Shingletown Airport.
2. Airport Hazard: Any structure, tree, or use of land which obstructs the airspace required for the flight of aircraft in landing or taking off at the airport or is otherwise hazardous to such landing or taking off of aircraft.
3. Nonconforming Use: Any structure, tree, or use of land which does not conform to a regulation prescribed in this chapter or an amendment thereto, as of the effective date of such regulations.
4. Person: Any individual, firm, copartnership, corporation, company, association, joint association, or body politic, and includes any trustee, receiver, assignee, or other similar representative thereof.
5. Pilot: An individual solely responsible for the control and operation of an aircraft.

6. Planning Commission: The Planning Commission of the County of Shasta.
7. Structure: Any object constructed or installed by man, including (but not limited to) buildings, towers, smokestacks, and overhead transmission lines.
8. Tree: Any object of natural growth.

C. AIRPORT ZONES

In order to carry out the provisions of this chapter, there are hereby created and established certain zones which include all of the land lying within the approach zones, transitional zones, horizontal zones, and conical zones as they apply to a particular airport. Such zones are shown on the Fall River Mills Airport Zoning Map, Exhibit "A", and Shingletown Airport Zoning Map, Exhibit "B", consisting of two sheets, respectively, prepared by the Shasta County Department of Public Works, and dated May 26, 1977, which are attached to this chapter and made a part hereof. An area located in more than one (1) of the following zones is considered to be only in the zone with the more restrictive height limitation.

D. HEIGHT LIMITS

1. Except as otherwise provided in this chapter, no structure or tree shall be erected, altered, allowed to grow, or be maintained in any airport approach zone, transition zone, or horizontal and conical surfaces to a height in excess of the height limit specified for such zone as delineated upon the airport zoning map.
2. Nothing in this chapter shall be construed as prohibiting the growth, construction, or maintenance of any tree or structure to a height up to fifty (50) feet above the surface of the land, commencing at a distance of not less than two thousand (2,000) feet from the end of any runway of the airport.

E. APPLICATION OF CHAPTER 5.07.

Ordinance Code subsections 5.04.090.E through 5.04.090.I governing use, nonconforming uses, permits, enforcement, appeals, penalties, conflicting regulations, and severability shall apply to this chapter and are hereby incorporated by reference.

FALL RIVER MILLS AIRPORT AIRPORT HAZARDS ZONING MAP SHOWING APPROACH AREAS & PERMITTED HEIGHTS

WE HEREBY CERTIFY THAT THE ORIGINAL
AIRPORT APPROACHES ZONING ORDINANCE
MAP WAS ADOPTED AFTER PUBLIC HEARINGS
BY RESOLUTION OF THE SHASTA COUNTY
AIRPORT COMMISSION (PLANNING COMMISSION)
ON 7/14/77

[Signature]
CHAIRMAN

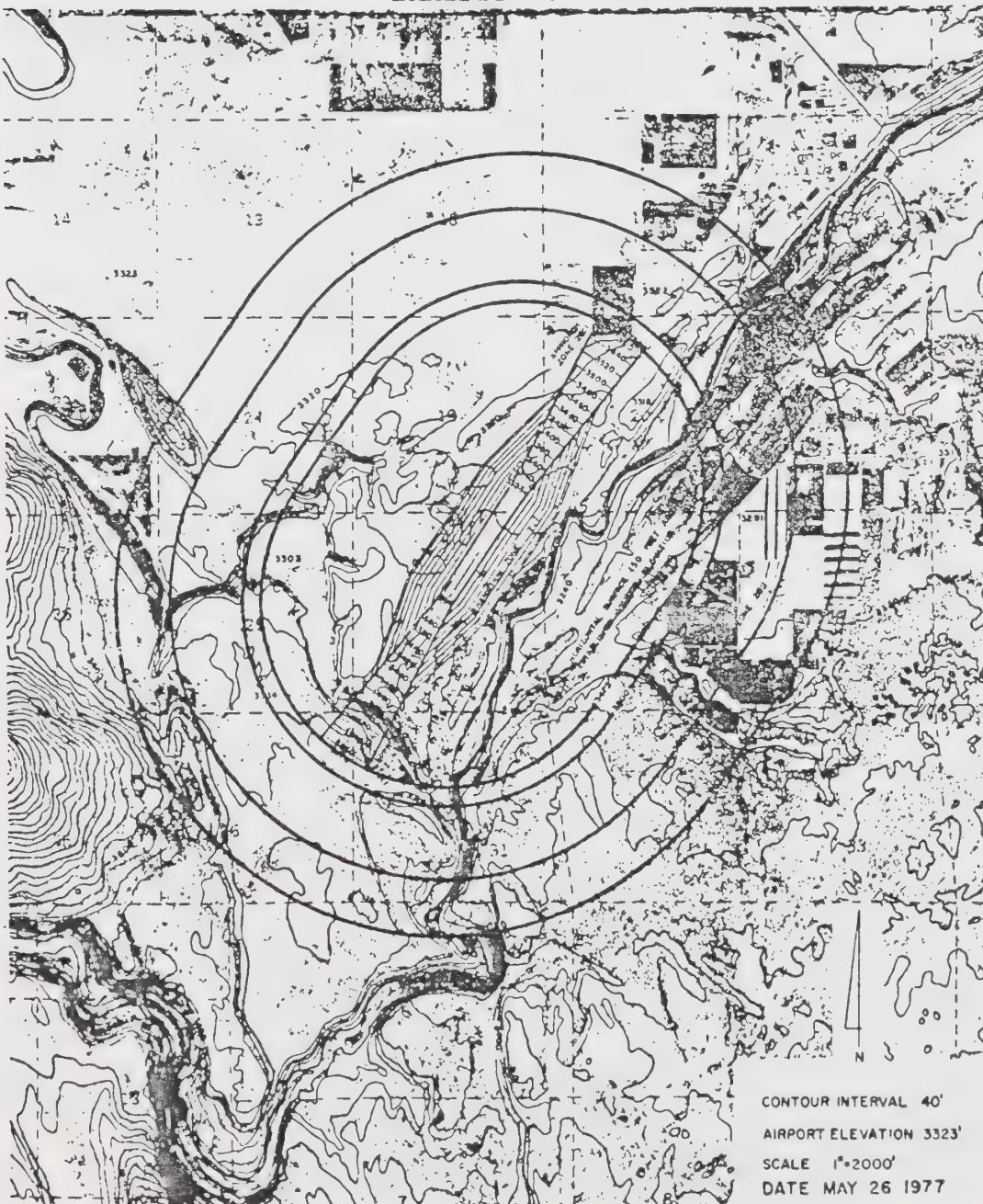
[Signature]
SECRETARY

WE HEREBY CERTIFY THAT THE ORIGINAL
AIRPORT APPROACHES ZONING ORDINANCE
MAP WAS ADOPTED AS PART OF ORDINANCE
494-10887 THE BOARD OF SUPERVISORS
OF THE COUNTY OF SHASTA, STATE OF
CALIFORNIA AT A REGULAR MEETING
THEREOF ON 8/29/77

[Signature] *[Signature]*
CHAIRMAN CLERK

AMENDED			
DATE	ORDINANCE NO.	SECRETARY PLANNING COMM.	CLERK BOARD OF SUPERVISORS
8/29/77	494-108	<i>[Signature]</i>	<i>[Signature]</i>

EXHIBIT "A"



SHINGLETOWN AIRPORT AIRPORT HAZARDS ZONING MAP SHOWING APPROACH AREAS & PERMITTED HEIGHTS

WE HEREBY CERTIFY THAT THE ORIGINAL
AIRPORT APPROACHES ZONING ORDINANCE
MAP WAS ADOPTED AFTER PUBLIC HEARINGS
BY RESOLUTION OF THE SHASTA COUNTY
AIRPORT COMMISSION (PLANNING COMMISSION)
ON 7/14/77

[Signature]
CHAIRMAN

[Signature]
SECRETARY

WE HEREBY CERTIFY THAT THE ORIGINAL
AIRPORT APPROACHES ZONING ORDINANCE
MAP WAS ADOPTED AS PART OF ORDINANCE
494-108 BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF SHASTA, STATE OF
CALIFORNIA AT A REGULAR MEETING
THEREOF ON 8/29/77

[Signature]
CHAIRMAN

[Signature]
CLERK

AMENDED			
DATE	ORDINANCE NO.	SECRETARY PLANNING COMM.	CLERK BOARD OF SUPERVISORS
8/29/77	494-108	<i>[Signature]</i>	<i>[Signature]</i>

EXHIBIT "B"



CHAPTER 5.05
APPLICATIONS AND PROCEDURES

5.05.010 VARIANCES

Variances from the terms of any regulation established by the Zoning Plan may be approved as set forth herein.

- A. An application for a variance shall be made to the Planning Department on a form prescribed by the Planning Director, and shall be accompanied by a statement, plans, or other evidence showing:
1. There are special circumstances applicable to the applicant's property, including size, shape, topography, location, or surroundings, and as a consequence of these circumstances, the strict application of the zoning regulations deprives the property of privileges enjoyed by other property in the vicinity and in the same zone district; and
 2. The variance is necessary for the preservation and enjoyment of substantial property rights of the applicant; and
 3. The variance will not, under the circumstances of the particular case, adversely affect the health or safety of persons residing or working in the neighborhood of the property of the applicant, and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

No application shall be accepted as complete unless and until all fees, the application form, and related information are filed with and accepted by the Planning Department. Failure of any applicant to respond, within 30 days of mailing, to any notice that his application is incomplete or to any request to clarify, amplify, correct, or otherwise supplement the application shall be deemed an abandonment of the variance application, and no further action shall be taken upon it.

- B. All applications shall be reviewed pursuant to and for compliance with the California Environmental Quality Act (CEQA) under procedures established by the Board of Supervisors. Conditions of approval recommended pursuant to the CEQA review shall be transmitted to the members of the Staff Advisory Committee (S.A.C.).
- C. All applications shall be reviewed by the members of the S.A.C. Any member of the S.A.C. may call the committee into session if he deems a meeting of the committee to be necessary or convenient for the proper review of any application. The Chairman of the S.A.C. may request the applicant or an agent familiar with the technical aspects of the application to attend the meeting in person. The report of the S.A.C. members, including any recommended conditions of approval, shall be forwarded to the Board of Administrative Review (B.A.R.) or the Planning Commission, as appropriate, prior to the hearing on the application.

- D. The B.A.R. or the Planning Commission shall hold a public hearing on each application after the application is accepted as complete. Notice of the time and place of the hearing, including a general explanation of the matter to be considered and a general description of the area affected, shall be given by publication, as required by Government Code Section 65090, and by mail, as required by Section 65091. Failure to receive the notice required by Government Code Section 65091 shall not invalidate any action on the application. The Board of Supervisors may, by resolution, provide for additional notice. Any hearing may be continued to a specific time, date, and place without further public notice.
- E. The B.A.R. or the Planning Commission may approve, conditionally approve, or deny approval of the application by resolution. A resolution approving a variance application shall clearly describe the variance, set forth all conditions of approval, and identify which conditions, if any, must be met prior to use of the variance. No variance shall be granted unless findings of fact are made that all of the criteria in paragraphs 1, 2, and 3 of subsection A apply. The B.A.R. or the Planning Commission may require security it deems reasonably necessary to insure compliance with any conditions imposed.
- F. The granting of any variance may be conditioned upon the dedication of land or the posting of a bond to guarantee the installation of public improvements, provided the dedication or public improvements are reasonably related to the use for which the variance is granted. No variance shall be granted unless conditions are imposed that assure that the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone district in which the subject property is located. No variance shall be granted which authorizes a use or activity which is not expressly authorized by the zone district regulations. Every variance granted under this section is revocable.
- G. After the time for filing an appeal has expired, or if an appeal is timely filed, after the decision on the appeal, the Planning Director shall mail or deliver to the applicant or his agent a copy of the executed resolution on the decision. A resolution approving or affirming the approval of or reversing the disapproval of a variance application shall permit the applicant to vary from the applicable zoning regulations to the extent authorized in the resolution, provided any precedent conditions imposed under subsection E of this section or on appeal have first been met.
- H. No building permit or mobilehome installation permit for which a variance is required shall be issued until the time to appeal approval of the variance has expired, or in case of appeal, until the approval has been affirmed or the disapproval has been reversed by the Board of Supervisors.

5.05.020 USE PERMITS

Use permit may be approved as set forth herein for any of the uses or purposes for which use permits are required by this division.

- A. An application for a use permit shall be made in writing on a form prescribed by the Planning Director, and shall be accompanied by a clear and concise description of the use and accompanying activities, and shall contain plans or maps showing the details of the proposed use, building, or facilities.

No application shall be accepted as complete unless and until all fees, the application form, and related information are filed with and accepted by the Planning Department. Failure of any applicant to respond, within 30 days of mailing, to any notice that his application is incomplete or to any request to clarify, amplify, correct, or otherwise supplement the application shall be deemed an abandonment of the use permit application and no further action shall be taken upon it.

- B. All applications shall be reviewed pursuant to and for compliance with the California Environmental Quality Act (CEQA) under procedures established by the Board of Supervisors. Conditions of approval recommended pursuant to the CEQA review shall be transmitted to the members of the Staff Advisory Committee (S.A.C.).
- C. All applications shall be reviewed by the members of the S.A.C. Any member of the S.A.C. may call the committee into session if the member deems a meeting of the committee to be necessary or convenient for the proper review of any application. The Chairman of the S.A.C. may request the applicant or an agent familiar with the technical aspects of the application to attend the meeting in person. The report of the S.A.C. members, including any recommended conditions of approval, shall be forwarded to the Board of Administrative Review (B.A.R.) or the Planning Commission, as appropriate, prior to the hearing on the application.
- D. The B.A.R. or the Planning Commission shall hold a public hearing on each application after the application is accepted as complete. Notice of the time and place of the hearing, including a general explanation of the matter to be considered and a general description of the area affected, shall be given by publication, as required by Government Code Section 65090, and by mail, as required by Government Code Section 65091. Failure to receive the notice required by Government Code Section 65091 shall not invalidate any action on the application. The Board of Supervisors may, by resolution, provide for additional notice. Any hearing may be continued to a specific time, date, and place without further public notice.
- E. The B.A.R. or the Planning Commission may approve, conditionally approve, or deny approval of the application by resolution. A resolution approving a use permit application shall clearly describe the uses permitted, set forth all conditions of approval, and identify which conditions, if any, must be met prior to use of the use permit. No use permit shall be granted unless findings of fact are made that the establishment, maintenance, or operation of the use, building, or facilities applied for will not, under the circumstances of the particular case, be detrimental to the health,

safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of the proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county, provided, if any proposed use, building, or facility is necessary for the public health, safety, or general welfare, the findings shall so state. The B.A.R. or the Planning Commission may require security it deems reasonably necessary to insure compliance with any conditions imposed.

- F. The granting of any use permit may be conditioned upon the dedication of land or the posting of a bond to guarantee the installation of public improvements, provided the dedication or public improvements are reasonably related to the use for which the use permit is granted. Every use permit granted under this section is revocable. Any use permit granted under this section may be limited by the B.A.R. or Planning Commission to a term set when the use permit is granted. The establishment, maintenance, or operation of any use under this section shall cease at the end of the term, if any, of the use permit. No use permit granted under this section may be renewed, but a new use permit may be granted upon terms and conditions appropriate at the time of such grant.
- G. After the time for filing an appeal has expired, or if an appeal is timely filed, after the decision on the appeal, the Planning Director shall mail or deliver to the applicant or his agent a copy of the executed resolution on the decision. A resolution approving or affirming the approval of or reversing the disapproval of a use permit application shall constitute the use permit and shall permit the applicant to engage in the use or undertake the activity described, provided any precedent conditions imposed under subsection E of this section or on appeal have first been met.
- H. No building permit or mobilehome installation permit for which a use permit is required shall be issued until the time to appeal approval of the use permit has expired, or in case of appeal, until the approval has been affirmed or the disapproval has been reversed by the Board of Supervisors.
- I. Any use permit, including the term of the permit and conditions of approval, may be amended upon a showing of good cause by any interested party or by the B.A.R. or the Planning Commission on its own motion. The provisions of Subsections A through E, above, shall apply to any amendments proposed by an interested person. The provisions of subsections B through E, above, shall apply to any amendment initiated by the B.A.R. or the Planning Commission.

5.05.030 VARIANCE AND USE PERMIT APPEALS

- A. Any interested person may appeal a decision of the Board of Administrative Review (B.A.R.) or the Planning Commission to approve, conditionally approve, or deny an application for a variance or use permit, or to amend or add conditions, or to revoke a variance or use permit by filing a notice of appeal with the Clerk of the Board of Supervisors (Clerk) within five (5) calendar days (excluding legal holidays) of the decision. The notice to appeal shall identify, by application number, the variance or use permit which is the subject of the appeal; shall state the action, finding, or determination, and the date thereof, from which the appeal is taken; and

shall specifically set forth the grounds upon which the appeal is based. No appeal shall be deemed to be filed unless any required fee is submitted to the Clerk with the notice of appeal.

The Clerk shall furnish copies of the notice of appeal to each County Supervisor, the Planning Director, Director of Public Works, Health Officer, County Counsel, and the applicant, permittee, or holder of the affected variance or use permit.

- B. The Board of Supervisors shall set the matter for public hearing and the Clerk shall give notice of the hearing in the same manner as notice of the hearing before the B.A.R. or the Planning Commission was given. The Clerk shall notify the appellant and all persons to whom the notice of appeal is to be furnished of the date, time, and place of the hearing. Unless specifically authorized by the Board, any hearing shall be limited to the grounds specifically stated in the notice of appeal.
- C. The record of the appeal shall consist of a copy of the application and all related documents; the environmental assessment, including any environmental impact report, if one has been prepared; the Staff Advisory Committee (S.A.C.) report and recommendations; the minutes of the hearing before the B.A.R. or the Planning Commission, including a fair summary of all testimony received; and all other documentary, pictorial, or other physical evidence received at the hearing. The original of the record of the appeal and six (6) copies of those portions of the record which are reproducible shall be filed by the Planning Director with the Clerk within ten (10) working days of the date the notice of appeal is filed.
- D. The Board of Supervisors shall review the record of appeal and any additional relevant information which may have been received at the hearing before it to determine whether the B.A.R. or the Planning Commission exceeded its authority, whether there was a fair hearing before it, or whether it abused its discretion to the prejudice of the appellant. Whenever the evidence before the Board supports any findings or determination which prohibits approval under sections 5.05.010.E or 5.05.020.E., the Board shall not affirm the approval or reverse the disapproval of a variance or use permit unless appropriate conditions sufficient to overcome all such findings are included in the decision. The Board may continue any hearing to a specific time, date, and place without further public notice. The Board may, in its discretion, refer any application back to the B.A.R. or the Planning Commission for further review and report. The Board may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, determination, or condition appealed. The action of the Board shall be final.

5.05.040 VARIANCE AND USE PERMIT REVOCATION, EXPIRATION, AND SURRENDER

- A. Whenever the Planning Director determines that one or more grounds exist for revocation of a variance or use permit, the Board of Administrative Review (B.A.R.) or the Planning Commission may set the matter for hearing before it by resolution of intention to revoke the variance or use permit. The holder of the variance or the permittee shall be given notice by mail of the time and place of the hearing at least 10 days prior to the hearing.

B. Grounds for revocation include, but are not limited to:

1. Noncompliance with conditions of approval.
2. Violation of any law in connection with the variance or use.
3. Expansion of the use or variance without a new variance or use permit or amendment to the existing variance or use permit.
4. Exercising the variance or conducting the use in a manner that threatens or is injurious to public health or safety or constitutes a nuisance.
5. False or erroneous information in the record as to a material matter or significant issue regarding the variance or use permit.

C. The B.A.R. or the Planning Commission may revoke or decline to revoke the variance or use permit. In lieu of revocation, the B.A.R. or the Planning Commission may amend existing conditions of approval or impose additional conditions, as appropriate.

D. Every variance or use permit expires and is null and void without further action by Shasta County if the activity or the use for which the variance or use permit was granted has not been actively and substantially commenced within one year of the date of its approval, or the date the approval was affirmed or the disapproval was reversed on appeal. The Planning Director has the authority to declare, based on length of time and operation of law, the variance or use permit abandoned, and, therefore, null and void.

E. The B.A.R. or the Planning Commission may extend the time for commencement of the use or activity when the variance or use permit is approved, or during the year following approval or affirmation of approval of the variance or use permit, if an application for an extension of time is made to the Planning Department prior to expiration of the variance or use permit. The decision on an application for an extension of time is ministerial and a public hearing on the application is not required. An extension of time shall be approved if the permittee shows reasonable cause for the extension. Reasonable cause exists if the applicant shows that circumstances beyond his control have prevented him from taking sufficient action. The decision on an application may be appealed to the Board of Supervisors under the provisions of section 5.05.030, but a public hearing is not required on the appeal.

The time limitations imposed under this subsection and subsection D shall not include any period during which litigation is actively pursued challenging the validity of the approval of a variance or use permit.

F. The holder of a variance or use permit may surrender it to the Planning Department at any time and thereafter shall cease to engage in, operate, or maintain the use.

5.05.050 ADMINISTRATIVE PERMITS

An administrative permit may be approved for any of the uses for which administrative permits are required by this division, as set forth herein.

A. An application for an administrative permit shall be made in writing on a form prescribed by the Planning Director, and shall be accompanied by (1) a

clear and concise description of the use and accompanying activities, (2) plans, maps or other documents showing the details of the proposed use, buildings or facilities, and (3) information demonstrating compliance with the criteria applicable to the proposed use.

No application shall be accepted as complete unless and until all fees, the application form, and related information are filed with and accepted by the Planning Department. Failure of any applicant to respond within 30 days of mailing, to any notice that the application is incomplete or to any request to clarify, amplify, correct, or otherwise supplement the application shall be deemed an abandonment of the administrative permit application and no further action shall be taken upon it.

- B. All applications shall be reviewed by the members of the Staff Advisory Committee (S.A.C.). Any member of the S.A.C. may call the committee into session if the member deems a meeting of the committee to be necessary or convenient for the proper review of any application. The Chairman of the S.A.C. may request the applicant or an agent familiar with the technical aspects of the application to attend the meeting in person. The report of the S.A.C. members, including any recommended conditions of approval, shall be forwarded to the Planning Director prior to the Director's decision on the application.
- C. The Planning Director shall consider approval of the application after the application is accepted as complete.
 - 1. If the Director determines that the proposed use appears to meet all criteria applicable to the proposed use, the Director shall provide notice of the proposed approval. The notice shall include a general explanation of the matter being considered, a general description of the area to be affected, and a deadline for submitting written comments on the application. The notice shall be given by publication, as required by Government Code Section 65090, and by mail, as required by Government Code Section 65091. Failure to receive the notice required by Government Code Section 65091 shall not invalidate any action on the application. The Board of Supervisors may, by resolution, provide for additional notice. The Director shall consider any comments received in determining whether all applicable criteria are met.
 - 2. If the Planning Director determines that the proposed use does not meet all criteria applicable to the proposed use, the Director shall deny the application.
 - 3. The Planning Director may refer any administrative permit proposal to the Planning Commission for a decision when it is determined that the nature of the project, or the existence of a policy question, requires such referral.
- D. The granting of any administrative permit may be conditioned upon the dedication of land or the posting of a bond to guarantee the installation of public improvements, provided the dedication or public improvements are reasonable related to the use for which the administrative permit is granted.

- E. Any administrative permit granted under this section may be limited to a term set when the administrative permit is granted. The establishment, maintenance or operation of any use under this section shall cease at the end of the term, if any, of the administrative permit. No administrative permit granted under this section may be renewed, but a new administrative permit may be granted upon terms and conditions appropriate at the time of such grant.
- F. Any interested person may appeal the decision of the Planning Director to the Planning Commission. Such appeal shall follow the same procedures applicable to variance and use permit appeals.
- G. Every administrative permit issued under this section is revocable. Whenever the Planning Director determines that one or more grounds exist for revocation of an administrative permit, the Board of Administrative Review or Planning Commission may set the matter for hearing before it by resolution of intention to revoke the administrative permit. The provisions of this division governing the revocation and abandonment of variances and use permits and all references to use permits in those provisions shall be deemed to be references to administrative permits.
- H. Every administrative permit expires and is automatically null and void without further action by Shasta County if the activity or use for which the administrative permit was granted has not been actively and substantially commenced within one year of the date of its approval, or the date the approval was affirmed or the disapproval was reversed on appeal.
- I. The holder of an administrative permit may surrender it to the Planning Department at any time and thereafter shall cease to engage in, operate, or maintain the use.

5.05.060 MOBILEHOME CERTIFICATES OF COMPATIBILITY

- A. The intent of the Board of Supervisors in enacting this section is to expand housing opportunities by permitting the placement of mobilehomes on foundation systems within areas zoned for one-family residences. It is further the intent of the Board of Supervisors that these mobilehomes be designed and sited so as to be harmonious with frame-constructed dwellings in the vicinity. Commensurate with these intentions, the purpose of this section is to establish a process by which mobilehomes on foundation systems may be placed on lots in a One-family Residential (R-1) District.
- B. A mobilehome certificate of compatibility is required in the R-1 District for placement of a mobilehome on a foundation system, in lieu of a frame-constructed dwelling.
- C. An application for a certificate of compatibility shall be made in writing to the Planning Department on a form prescribed by the Planning Director and shall be accompanied by statements, plot plans, photographs, or architectural renderings necessary to show the detail of the proposed mobilehome.

No application shall be accepted as complete unless and until all fees, the application form, and related information are filed with and accepted by

the Planning Department. Failure of any applicant to respond, within 30 days of mailing, to any notice that his application is incomplete or to any request to clarify, amplify, correct, or otherwise supplement the application shall be deemed an abandonment of the certificate of compatibility application and no further action shall be taken upon it.

- D. The Board of Administrative Review (B.A.R.) shall hear and decide all applications for mobilehome certificates of compatibility. Mailed notice of the time and place of the hearing shall be given in the same manner and under the same procedures as mailed notice is given for hearings on use permit applications.
- E. A mobilehome shall be deemed to be compatible if the B.A.R. finds:
 - 1. The mobilehome is certified under the National Mobilehome Construction and Safety Act of 1974 (42 U.S.C. §85401 et seq).
 - 2. The mobilehome complies with all applicable provisions of the County Development Standards and all architectural requirements established in the standards.
 - 3. Considering all relevant evidence on the character of existing residential uses in the vicinity, the effect of topographic and other natural features on the visibility of the mobilehome from these uses, and the distance between the proposed site of the mobilehome and these uses, no substantially detrimental aesthetic impact will result from installation of the mobilehome on a foundation system, in lieu of construction of a frame-constructed dwelling.
- F. When an application is approved, the Planning Director shall issue and mail or deliver to the applicant, or his agent, a copy of the certificate of compatibility. The certificate shall state that the mobilehome has been found to be compatible for installation on a foundation system on the subject parcel, in lieu of construction of a frame-constructed dwelling, so long as the mobilehome and its installation conforms to the requirements of this section, the development standards in effect when the certification was approved, and all related representations made as part of the application and during the hearing.
- G. When an application is denied, the Planning Director shall mail or deliver to the applicant, or his agent, a written notice of the denial. A denial does not preclude the filing of another application.
- H. The provisions of this code governing appeals of decisions on use permit applications shall apply to appeals of decisions on applications for certificates of compatibility.
- I. If the Planning Director finds that one or more grounds may exist for revocation of a mobilehome certificate of compatibility, the B.A.R. or Planning Commission may invoke the provisions of this division governing the revocation and abandonment of variances and use permits and all references to use permits in those provisions shall be deemed to be references to certificates of compatibility.

5.05.070 PLAN LINES

- A. Plan lines (i.e., future road width lines) shall be established in order to do the following:
 - 1. Reduce damage to property values resulting from inadequate provisions for traffic thoroughfares;
 - 2. Promote the public welfare and convenience;
 - 3. Serve as a guide for the development of streets and highways;
 - 4. Provide a guide for capital outlay of street and highway improvements to the County;
 - 5. Provide a source of information for residents and developers in the County.
- B. Plan lines shall be initiated by adoption of a resolution of intention by the Board of Supervisors or Planning Commission.
- C. Plan lines shall be designated on maps that show all property lines and buildings within and adjacent to the project area, and shall show all existing and proposed right-of-way widths, as well as a cross section of the proposed road. Plan lines shall define or show the land areas required for future streets, street extensions, realignments, or street widening by lines dimensioned from existing right-of-way lines, actual or established street center lines, or by ties to existing monuments, property lines, or corners.
- D. All proposed plan line maps shall be reviewed pursuant to and for compliance with the California Environmental Quality Act under procedures established by the Board of Supervisors. The Planning Department shall prepare an analysis of the consistency or inconsistency of the proposed plan line with the General Plan. The Planning Department shall also prepare an analysis of the effect of the proposed plan line on any specific plan applicable to the real property to which the plan line is proposed to apply.
- E. The Planning Commission shall hold a public hearing on each plan line initiated under this section. Notice of the time and place of the hearing, including a general explanation of the matter to be considered and a general description of the area affected, shall be given by publication, as required by Government Code Section 65090, and by mail, as prescribed by Section 65091. Failure to receive the notice required by Government Code Section 65091 shall not invalidate any action on the proposed plan line. Any hearing may be continued. If a hearing is continued to a specific time, date, and place, no further notice of the hearing is required, unless the Planning Director determines otherwise.

Additional notice of any plan line map may be given if the Planning Director deems it necessary or desirable, and shall be given if the Board of Supervisors so directs.

- F. After the hearing, the Planning Commission shall render its decision in the form of a written resolution which shall include a recommendation to the Board of Supervisors for action on the proposed plan line maps, the reasons for the recommendation, and the relationship of the proposed plan line maps to the General Plan and any applicable specific plan. The Planning Director shall cause a copy of the resolution to be filed with the Clerk of the Board within 10 working days after its adoption.
- G. Following the Planning Commission's recommendation on a plan line map, the Board of Supervisors shall set the matter for a public hearing before it. After the conclusion of the public hearing, the Board of Supervisors may adopt the proposed plan line map or any part thereof, in such a form or with such modifications as the Board of Supervisors may deem to be appropriate.
- H. No building or structure shall be erected, constructed, altered, replaced, or added to within adopted plan lines. Where practical difficulties, unnecessary hardships, and results inconsistent with the general purposes of this section may result from the strict application of this section, variances may be granted, as provided in section 5.05.010.

5.05.080 ZONING PLAN AMENDMENTS

- A. The regulations of any zone district established pursuant to this division or the uncodified provisions of Ordinance 378 may be amended by changing the boundaries of districts, reclassifying land from one district to another district or districts or combinations thereof, or by changing any other provisions thereof whenever the amendments would further the public necessity, convenience, and general welfare.
- B. An amendment is initiated by the Board of Supervisors or the Planning Commission by adoption of a resolution of intention to make the amendment or by an application for amendment made in writing on a form prescribed by the Planning Director. An application shall be accompanied by statements, plans, or maps required to show the necessity for and scope of the proposed amendment as may be described by the Planning Director.

No application shall be accepted as complete unless and until all fees, the application form, and related information are filed with and accepted by the Planning Department. Failure of any applicant to respond, within 30 days of mailing, to any notice that the application is incomplete or to any request to clarify, amplify, correct, or otherwise supplement the application shall be deemed an abandonment of the amendment application, and no further action shall be taken upon it.

- C. All applications shall be reviewed pursuant to and for compliance with the California Environmental Quality Act (CEQA) under procedures established by the Board of Supervisors. The results of the CEQA review shall be transmitted to the members of the Staff Advisory Committee (S.A.C.).
- D. All applications shall be reviewed by the members of the S.A.C. Any member of the S.A.C. may call the committee into session if the member deems a meeting of the committee to be necessary or convenient for the proper review of any application. The Chairman of the S.A.C. may request the

applicant or an agent familiar with the technical aspects of the application to attend the meeting in person. The report of the S.A.C. members shall be forwarded to the Planning Commission prior to the hearing on the application.

- E. The Planning Department shall prepare an analysis of the consistency or inconsistency of the proposed amendment with the General Plan, and any applicable specific plan.
- F. The Planning Commission shall hold a public hearing on each proposed amendment. Notice of the time and place of the hearing, including a general explanation of the matter to be considered and a general description of the area affected, shall be given by publication, as required by Government Code Section 65090, and by mail, as required by Government Code Section 65091. Failure to receive the notice required by Government Code Section 65091 shall not invalidate any action on the proposed amendment. Any hearing may be continued. If a hearing is continued to a specific time, date, and place, no further notice of the hearing is required, unless the Planning Director determines otherwise.

Additional notice of any amendment may be given if the Planning Director deems it necessary or desirable, and shall be given if the Board of Supervisors so directs.

- G. After the hearing, the Planning Commission shall render its decision, in the form of a written resolution, which shall include a recommendation to the Board of Supervisors for action on the proposed amendment, the reasons for the recommendation, and the relationship of the proposed ordinance or amendment to the General Plan and any applicable specific plan. The Planning Director shall cause a report of the Planning Commission's action to be filed with the Clerk of the Board within 10 working days after the Planning Commission's decision.
- H. If the Planning Commission has recommended approval of the proposed amendment, the Board of Supervisors shall set the matter for public hearing before it. If the proposed amendment would change property from one district to another, and the Planning Commission has recommended against adoption of the amendment, the Board need take no further action on the amendment unless an interested person files a written request for a hearing with the Clerk of the Board within five days after the Commission's recommendation is filed with the Clerk. The notice provisions of subsection F, above, apply to hearings held under this subsection.

The Board of Supervisors may approve or disapprove any recommendation of the Planning Commission, provided any modification of the proposed ordinance or amendment by the Board, which was not considered by the Planning Commission during its hearing, shall first be referred to the Planning Commission for its recommendation. The Planning Commission shall not be required to hold a public hearing on the proposed modification. If the Planning Commission fails to make its recommendation within 40 days after the Board refers it to the Planning Commission, or any longer period the Board may set, the modification shall be deemed approved by the Planning Commission.

- I. The Board or the Planning Commission may, by resolution, abandon any proceedings for an amendment initiated by its own resolution of intention, provided the proposed amendment is then pending before it for consideration and provided that any public hearing on the amendment for which notice has been given is first held.

An applicant may withdraw his application at any time, provided any public hearing on the amendment, for which notice has been given, is first held, and the amendment is not required as a condition of approval of a development project.

CHAPTER 5.06
ADMINISTRATION

5.06.010 GENERAL PLAN CONSISTENCY

Where any regulations specified in this division and any portion of any element of the General Plan are inconsistent, the General Plan shall prevail.

5.06.020 ZONE DISTRICT BOUNDARY INTERPRETATION

Where uncertainty exists as to the boundaries of any district shown on the Zoning Maps, the following rules shall apply:

- A. Where such boundaries are indicated as approximately following street and alley lines or lot lines, such lines shall be construed to follow the center of the street or alley or along the lot line if the lot line is not also a street boundary.
- B. Where a public street or alley is officially vacated or abandoned, the regulations applicable to the property to which it reverts shall apply to such vacated or abandoned street or alley.
- C. For property described by a district boundary, the locations of such boundaries, unless indicated by dimensions, shall be determined by use of the scale appearing on the map.
- D. In all other cases where any uncertainty exists, the Planning Commission shall determine the location of boundaries.

5.06.030 ZONE DISTRICT LAND USE INTERPRETATION

- A. Where a proposed land use is not specifically listed by the applicable zone district within which the property proposed for the use is located, the Planning Director may determine that the use is a permitted use, or the use is permitted if a use permit is first secured, if the following findings are made:
 - 1. The proposed unlisted use is similar in character and impact to a listed use; and
 - 2. The proposed use will be treated in the same manner as the listed use including determining where it is allowed, what permits are required, and what standards affect its establishment.
- B. The decision of the Planning Director may be appealed to the Planning Commission in accordance with section 5.06.070.C.

5.06.040 COMBINING USES

More than one permitted use may be permitted on one lot in any zone district, provided there is no conflict between the uses, and further provided that applicable zone requirements and County Development Standards are met. For lots for which a use permit has been approved, the only uses allowed are those specifically described by the use permit.

5.06.050 NONCONFORMING BUILDINGS AND LAND USES

A. GENERAL:

1. **INTENT:** Within the districts established by this division or amendments that may later be adopted, there exists structures, buildings, mobilehomes, and uses that were lawful when established, but which do not conform to subsequently established or amended districts. Such structures and uses are declared to be incompatible with the permitted uses in the districts and are, therefore, nonconforming. The intent of this section is to control and improve such nonconforming uses as long as they exist, until they are brought into conformity, or are removed or terminated. For the purpose of this section, any reference to a structure also includes any building or mobilehome; any reference to building permits includes mobilehome installation permits.
2. **USE PERMIT NEEDED:** Any structure or use for which a use permit is required by the terms of this division shall be considered nonconforming and shall not be enlarged, altered, or extended to occupy a greater land or building area unless and until a use permit is obtained in accordance with section 5.05.020.

B. NONCONFORMING BUILDINGS, STRUCTURES, AND MOBILEHOMES:

1. **HEALTH AND SAFETY:** Nothing in this article shall be construed to prohibit any additions or alterations to a nonconforming structure as may be reasonably necessary to comply with any lawful order of any public authority made in the interest of the public health, safety, welfare, or morals.
2. **PREVIOUSLY APPROVED BUILDING PERMITS:** Nothing contained in this division shall be deemed to require any change in plans, construction, or designated use of any structure for which a building permit has been issued and upon which actual construction or preparation for placement was lawfully begun prior to the effective date of the ordinance or amended ordinance which makes the structure nonconforming. Actual construction is hereby defined to be the actual placing of construction materials in their permanent position, fastened in a permanent manner; actual work in excavating a basement, or the demolition or removal of an existing structure begun preparatory to rebuilding; provided, in all cases, actual construction work shall be diligently carried on until the completion of the building or structure involved.

3. MAINTENANCE AND REPAIRS: Ordinary maintenance and repairs may be made to any nonconforming structure, provided no structural alterations are made, and provided the work does not exceed twenty-five (25) percent of the appraised value thereof, according to the Assessor's records, in any one calendar year period. Other repairs or alterations may be permitted, provided a use permit shall first be obtained in each case.
4. ENLARGEMENTS: A nonconforming structure may not be added to or enlarged unless the nonconforming structure, the additions or enlargements thereto, and the use thereof are all made to conform to the regulations of the district in which it is located.
5. RELOCATION: A nonconforming structure shall not be moved to any other lot or to any other portion of the lot on which it is presently located unless, as a result of the move, the structure shall conform to the regulations of the district in which it will be located after the move.
6. REPLACEMENT: A nonconforming structure which is damaged or partially destroyed by any reason, to the extent of not more than seventy-five (75) percent of the appraised value at that time, may be restored and the occupancy or use of such structure or part thereof, which existed at the time of the partial destruction, may be continued or resumed, provided the total cost of such restoration does not exceed seventy-five (75) percent of the appraised value of the structure at the time of such damage, and that the restoration is started within a period of one (1) year and is diligently carried on to completion. In the event the damage or destruction exceeds seventy-five (75) percent of the appraised value of the nonconforming structure, no repair or reconstruction shall be made unless every portion of such structure is made to conform to all of the regulations in the district in which it is located.
7. USE OF A NONCONFORMING STRUCTURE: The use of a nonconforming structure may be changed to any other use which is permitted in the district in which the structure is located, except as provided herein.
8. ABANDONMENT: Any nonconforming structure for which a use is discontinued for a continuous period of more than six (6) months shall not thereafter be occupied unless the nonconforming structure is brought into conformance with the district in which it is located and the new use conforms to the regulations in which the structure is located.
9. NONCONFORMING HISTORIC STRUCTURE: Repairs, alterations, and additions necessary for the preservation, restoration, rehabilitation, or continued use of a nonconforming historic structure may be made when authorized by the Planning Director (or designee) and building official (or designee), provided:
 1. The structure has been designated by official action of the Board of Supervisors, State of California, or United States Government as having special historical or architectural significance.

2. Any unsafe conditions are corrected.
3. The use(s) therein shall be in conformance with all applicable provisions of this division.

C. NONCONFORMING USE OF STRUCTURES:

1. CHANGE TO SAME OR MORE RESTRICTIVE USE: The nonconforming use of a structure may be changed to a use of the same or more restricted nature, provided a use permit is issued.
2. EXPANSION: The nonconforming use of a portion of a structure may not be expanded to other portions of the structure.
3. CHANGE TO A CONFORMING USE: A nonconforming use of a structure or portion thereof that is discontinued for a period in excess of six months, shall not be re-established thereafter. Any new use of such structure or portion thereof shall be in conformity with the regulations of the district in which the structure is located.

D. NONCONFORMING USE OF LAND:

1. CONTINUATION: The nonconforming use of land may be continued, provided:
 - a. The use shall not be expanded or extended in any way on the same or adjoining land;
 - b. The use shall not be changed, except to a use which conforms to the regulations of the district in which said land is located;
 - c. If the use is discontinued for a period of six (6) months or more, it shall not be re-established thereafter. Any new use shall be in conformity with the regulations of the district in which it is located.
2. JUNK YARDS AND WRECKING YARDS: In R-1, R-2, R-3, R-R, R-L, C-1, C-2, and C-M Districts, nonconforming junk yards or wrecking yards shall be discontinued within one (1) year after the effective date of this ordinance or within one (1) year from the date on which such use became nonconforming, whichever is later. Nonconforming junk yards or wrecking yards in all other districts shall be discontinued within two (2) years after said effective date or within two (2) years from the date on which the use became nonconforming, whichever is later. In any case, in lieu of discontinuance, nonconforming junk yards or wrecking yards existing on the effective date of this provision may be converted to screened junk yards or wrecking yards, even though the use is not otherwise permitted in that district, and may continue as a nonconforming use, subject to the rules applicable to nonconforming uses. Extensions of time, within which a nonconforming junk yard or wrecking yard may be terminated or converted, for a period commensurate with the investment involved, as shown by the owner, may be granted by the Board of Administrative Review. Applications for

extensions of time shall be applied for and processed in the same manner as use permits.

E. NONCONFORMING OFFSTREET PARKING:

Where offstreet parking or loading facilities do not conform to the provisions of this division, or where no such facilities have been provided for structures constructed prior to the effective date of this division, the structure shall not be altered or enlarged to create additional dwelling units, seating capacity, floor area, or guest rooms, nor may additional facilities be provided within said building, until after the requirements for offstreet parking and loading space have been complied with. This section shall not apply to members of a duly formed parking district.

5.06.060 EXEMPTION FROM SOLAR ENERGY AND SHADE CONTROL

Pursuant to California Public Resources Code Section 25985, the County of Shasta declares itself exempt from the provisions of Chapter 12 (commencing with Section 25980) to Division 15 of the Public Resources Code (Solar Shade Control Act) relating to solar energy and shade control.

5.06.070 ADMINISTRATIVE ENFORCEMENT

- A. GENERAL PROHIBITIONS: No person shall use any real property in violation of the regulations of this division or of Ordinance No. 378, as amended, that are applicable to the property. The erection, construction, alteration, enlargement, conversion, movement, maintenance, establishment, or operation of any building, structure, premise, or use contrary to the provisions of this division is unlawful and a violation of this part.
- B. ADMINISTRATIVE LIMITATIONS: All County officers, departments, and employees vested with the duty or authority to issue permits, licenses, or other entitlements shall do so subject to the requirements of this division. No permit, license, or other entitlement shall be issued or approved for any purpose or in any manner which conflicts with the provisions of this division. Any permit, license, or other entitlement issued in conflict with any provision of this division is null and void as of the date of issuance or approval.
- C. ENFORCEMENT AUTHORITY: The Planning Director (or designee) is the enforcing officer for the provisions of this division.

Any administrative decision of the Planning Director regarding the interpretation of the provisions of this division or any condition of approval imposed pursuant to this division shall be made in writing whenever requested by any person interested in the interpretation. The written interpretation shall be delivered personally or by mail to that person.

The Director's decision may be appealed to the Planning Commission within 10 days of the date of delivery or mailing of the decision by filing a written appeal with the Planning Department. The appeal shall specifically set forth the grounds upon which it is based. The Commission shall hear

the appeal and the appellant shall be given a reasonable opportunity to be heard and to present evidence at the hearing. The Commission shall render its decision in writing to the Planning Director and shall concurrently mail a copy of its decision to the appellant. A public hearing is not required for any appeal heard under this subsection. Pendency of an appeal under this subsection shall not affect the filing of any legal action or pursuit of any other remedy to enforce the provisions of this division or any condition imposed pursuant to this division.

- D. VIOLATIONS AS AN INFRACTION OR MISDEMEANOR: A violation of any regulatory or prohibitory provision of this division is an infraction, unless any provision of law establishes the violation as a misdemeanor, or the District Attorney files a complaint charging the violation as a misdemeanor.

A separate offense is committed for each and every transaction, event, or occurrence in violation of any regulatory or prohibitory provision of this division. A separate offense is committed for each and every day or part of a day during which any such violation is caused, committed, continued, or permitted. Each offense is punishable separately from every other offense. Every violation of any regulatory or prohibitory provision of this division is expressly declared to be a public nuisance.

- E. ENFORCEMENT PROCEDURE: Every enforcing officer may use administrative processes, such as notices of noncompliance, warning letters, stop orders, or cease and desist orders, in lieu of or prior to enforcing any provision of this code, if the officer determines that the process may result in compliance with this code at less expense to the County.

Pursuant to Penal Code Section 19d and the provisions of Section 836.5 and Chapter 5c (commencing with Sections 853.5) of Title 3 of Part 2 of the Penal Code, every enforcing officer may cite any person for violation of this code whenever the officer has reasonable cause to believe that the person has caused, committed, continued, or permitted any violation of this code.

- F. RIGHT OF ENTRY: In the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the lawful use of the land by those persons lawfully entitled to the possession thereof.

- G. ENFORCEMENT COSTS: Whenever a judicial action or proceeding is brought to abate or enjoin any violation of this division, the County may recover in that action or proceeding all costs and expenses incurred in detecting, investigating, abating, and prosecuting the violation.



